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# Merton Council

## Planning Applications Committee

### Membership

#### Councillors

Linda Kirby (Chair)

Najeeb Latif (Vice-Chair)

Billy Christie

David Dean

Joan Henry

Rebecca Lanning

Russell Makin

Simon McGrath

Peter Southgate

Dave Ward

#### Substitute Members:

Eloise Bailey

David Chung

Stephen Crowe

Edward Foley

Daniel Holden

John Dehaney

A meeting of the Planning Applications Committee will be held on:

**Date: 2 July 2020**

**Time: 7.15 pm**

**Venue: This will be a virtual meeting and therefore will not take place in a physical location, in accordance with s78 of the Coronavirus Act 2020.**

This is a public meeting and can be viewed by following this link [www.youtube.com/user/MertonCouncil](https://www.youtube.com/user/MertonCouncil). If you wish to speak at the meeting please see notes after the list of agenda items.

For more information about the agenda and the decision making process contact [democratic.services@merton.gov.uk](mailto:democratic.services@merton.gov.uk) or telephone 020 8545 3616

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# Planning Applications Committee

## 2 July 2020

- 1 Apologies for absence
- 2 Declarations of Pecuniary Interest
- 3 Minutes of the previous meeting To Follow
- 4 Town Planning Applications  
The Chair will announce the order of Items at the beginning of the Meeting.  
A Supplementary Agenda with any modifications will be published on the day of the meeting.  
Note: there is no written report for this item
- 5 91 Dorien Road, Raynes Park, SW20 8EL 1 – 20  
Application Number: 20/P0795 Ward: Dundonald  
  
Officer Recommendation: GRANT Planning Permission subject to S106 obligation or any other enabling agreement and conditions
- 6 34 Langdale Avenue, Mitcham, CR4 4AF 21 – 46  
Application Number: 20/P0087 Ward: Figges Marsh  
  
Officer Recommendation: GRANT Planning Permission subject to S106 obligation or any other enabling agreement and conditions

### **Declarations of Pecuniary Interests**

Members are reminded of the need to have regard to the items published with this agenda and, where necessary to declare at this meeting any Disclosable Pecuniary Interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) in any matter to be considered at the meeting. If a pecuniary interest is declared they should withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter. If members consider they should not participate because of a non pecuniary interest which may give rise to a perception of bias, they should declare this, withdraw and not participate in consideration of the item. For further advice please speak with the Council's Managing Director, South London Legal Partnership.

### **Declarations of Pecuniary Interests – Members of the Design and Review Panel (DRP)**

Members of the Planning Applications Committee (PAC), who are also members of the DRP, are advised that they should not participate in an item which has previously been to DRP where they have voted or associated themselves with a conclusion reached or recommendation made. Any member of the PAC who has also sat on DRP in relation to items on this PAC agenda

must indicate whether or not they voted in such a matter. If the member has so voted they should withdraw from the meeting.

**Human Rights Implications:**

The applications in this Agenda have been considered in the light of the Human Rights Act 1998 and in particular, the First Protocol of Article 1 (Protection of Property); Article 6 (Rights to a Fair Trial) and Article 8 (Private and Family Life).

Consideration has been given to the impact of each application on the people living and working in the vicinity of that particular application site and to the impact of the proposals on the persons who have made written representations on the planning merits of the case. A full assessment of material planning considerations has been included in each Committee report.

Third party representations and details of the application proposals are summarised in each Committee report. It may be that the policies and proposals contained within the Development Plan and/or other material planning considerations will outweigh the views of third parties and/or those of the applicant.

**Order of items:** Applications on this agenda are ordered alphabetically. At the meeting the Chair may change this order to bring forward items with the greatest number of public speakers. The new order will be announced by the Chair at the start of the meeting.

**Speaking at Planning Committee:** All public speaking at Planning Committee is at the discretion of the Chair. The following people may register to speak:

Members of the Public who have submitted a written representation objecting to an application. A maximum of 6 minutes is allowed for objectors. If only one person registers they will get 3 minutes to speak, a second person will also get 3 minutes. If further people want to speak then the 6 minutes may be shared between them

Agents/Applicants will be able to speak but only if members of the public have registered to speak in opposition to the application. Applicants/agents will get an equal amount of time. If an application is brought to Committee with an Officer recommendation for Refusal then the Applicant/Agent will get 3 minutes to speak.

**All Speakers MUST register in advance**, by contacting The Planning Department no later than 12 noon on the day before the meeting.

**PHONE:** 020-8545-3445/3448

**e-mail:** [planning@merton.gov.uk](mailto:planning@merton.gov.uk))

Ward Councillors/Other Councillors who are not members of the Planning Committee may also register to speak and will be allocated 3 minutes each. Please register with Development Control Administration or Democratic Services no later than 12 noon on the day before the meeting

**Submission of additional information before the meeting:** Any additional information relating to an item on this Agenda should be sent to the Planning Department before 12 noon on the day before the meeting (using email above).

**Please note:**

There is no opportunity to make a visual presentation when speaking at Planning Committee

That the distribution of any documents by the public during the course of the meeting will not be permitted.

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**PLANNING APPLICATIONS COMMITTEE**  
**2<sup>nd</sup> July 2020**

**Item No:**

<b><u>UPRN</u></b>	<b><u>DATE VALID</u></b>	<b><u>APPLICATION NO.</u></b>
20/P0795	19/02/2020	

**Address/Site:** 91 Dorien Road  
Raynes Park  
SW20 8EL

**Ward:** Dundonald

**Proposal:** ERECTION OF SINGLE STOREY REAR EXTENSION, REAR ROOF EXTENSION WITH INSERTION OF 2X ROOFLIGHTS TO THE FRONT SLOPE, AND THE CONVERSION OF SINGLE DWELLINGHOUSE INTO 2X1B SELF-CONTAINED UNITS.

**Drawing No.s:** 1904\_201 Rev A; 1904\_202 Rev A; 1904\_203 (25.04.20); 1904\_204 Rev A.

**Contact Officer:** Catarina Cheung (020 8545 4747)

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## **RECOMMENDATION**

**Grant planning permission subject to S106 Obligation or any other enabling agreement and conditions.**

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## **CHECKLIST INFORMATION**

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 4
- External consultations: 0
- Controlled Parking Zone: Yes, RPS
- Archaeological Zone: No
- Conservation Area: No

## **1. INTRODUCTION**

1.1 This application is being brought to Committee Members for delegated determination due to the nature and number of objections received.

## 2. SITE AND SURROUNDINGS

2.1 The application site comprises a two storey end of terrace single family dwelling located on the west side of Dorien Road in Raynes Park. To the south of the main dwellinghouse are three lock up garages.

2.2 The property it is not within a Conservation Area nor is the building listed.

2.3 The site has a PTAL rating of 3 (on a scale of 0 to 6, with 0 being the worst), the local area forms part of the Controlled Parking Zone RPS.

## 3. CURRENT PROPOSAL

3.1 This application seeks planning permission for the following works:

- Single storey rear extension measuring 4m depth, flat roof with an eaves/maximum height of 3.3m;
- Rear roof extension 3.3m maximum depth, 4.7m width and 2.8m height;
- Insertion of 2 rooflights on front roofslope;
- Conversion of single dwellinghouse into 2x 1b self-contained residential flats.

3.2 The proposed schedule of accommodation of the 2 units would be as follows:

Flat No.	No. of beds	No. of persons	No. of storeys	Proposed GIA (sqm)
1	1	2	1	50.7
2	1	2	2	58.2

3.3 The development would be car-free.

3.4 The rear garden would be for the use of only the ground floor flat.

3.5 Refuse and recycling would be located in the front garden. Cycle storage for the ground floor flat would be located in the rear garden and for the upper flat would be located in the front garden.

## 4. PLANNING HISTORY

4.1 20/P1038: APPLICATION FOR DISCHARGE OF CONDITION 4 (DETAILS OF SURFACE TREATMENT) ATTACHED TO LBM PLANNING PERMISSION 19/P2675 RELATING TO THE DEMOLITION OF EXISTING GARAGES AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR ROOF EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS, INCREASING THE RIDGE HEIGHT BY 200MM AND INSATLLATION OF FRONT ROOFLIGHTS (IN CONNECTION WITH THE FORMATION OF A THREE BEDROOM DWELLINGHOUSE). ERECTION OF THREE STOREY SIDE EXTENSION WITH REAR DORMER, TO CREATE 1 X TWO BEDROOM GROUND FLOOR FLAT AND 1 X ONE BEDROOM FLAT AT FIRST FLOOR AND 1 X STUDIO FLAT AT SECOND FLOOR LEVEL. - Currently under determination

4.2 20/P0422: DEMOLITION OF GARAGES AND ERECTION OF THREE STOREY RESIDENTIAL BLOCK COMPRISING 1 x 2 BED GROUND FLOOR FLAT AND 1 x ONE BED FIRST FLOOR FLAT AND 1 x STUDIO FLAT AT SECOND FLOOR LEVEL.



– Grant Permission Subject to Section 106 Obligation or any other enabling agreement, 15/04/2020

- 4.3 19/P2675: DEMOLITION OF EXISTING GARAGES AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR ROOF EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS, INCREASING THE RIDGE HEIGHT BY 200MM AND INSTALLATION OF FRONT ROOFLIGHTS (IN CONNECTION WITH THE FORMATION OF A THREE BEDROOM DWELLINGHOUSE). ERECTION OF THREE STOREY SIDE EXTENSION WITH REAR DORMER, TO CREATE 1 X TWO BEDROOM GROUND FLOOR FLAT AND 1 X ONE BEDROOM FLAT AT FIRST FLOOR AND 1 X STUDIO FLAT AT SECOND FLOOR LEVEL. – Grant Permission Subject to Section 106 Obligation or any other enabling agreement, 14/10/2019
- 4.4 19/P0634: DEMOLITION OF EXISTING GARAGES AND REAR EXTENSION. ERECTION OF SINGLE STOREY REAR EXTENSION AND REAR ROOF EXTENSION. ERECTION OF THREE STOREY SIDE EXTENSION TO CREATE 1 x TWO BEDROOM GROUND FLOOR FLAT AND 1 x ONE BEDROOM FIRST AND SECOND FLOOR FLAT. – Grant Permission Subject to Section 106 Obligation or any other enabling agreement, 13/06/2019
- 4.5 MER1038/69: EXTERNAL STAIRCASE AND SINGLE STOREY EXTENSION  
– Granted 01/01/1970

## 5. CONSULTATION

### External

- 5.1 Public consultation was undertaken by way of post sent to neighbouring properties. 9 objections were received and 1 comment by the Wimbledon Swift group highlighting the need for the development to integrate artificial habitats to support swifts. Summary of the objections raised are as follows:
- Object to the overdevelopment of the site as a whole (including the demolition of garages and adjoining new build) and to the manner in which planning permission has been sought;
  - Loss of family dwellinghouse;
  - Division of dwellinghouse would lead to overpopulation of the family residential road;
  - Substandard accommodation and lack of amenity space;
  - Small front gardens along Dorien Road, the requirement of more wheelie bins for 2 flats would make an unattractive frontage;
  - Lack of parking and impact on street parking;
  - Services such as water and drainage are already under pressure.

### Internal

- 5.2 Transport officer – The site lies in area within PTAL 3, which is considered to be a moderate rating. A moderate PTAL rating suggests that it is possible to plan regular journeys such as daily work trips or trips to and from school using public transport. The local area forms part of Controlled Parking Zone (RPS). Restrictions are enforced from Monday to Friday between 8.30am to 6.30pm.

**Car Parking:** The proposal does not show car parking. Permit free option would be acceptable subject to the applicant enters into a Unilateral Undertaking which would restrict future occupiers of the units from obtaining an on-street residential parking

permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement.

**Cycle Parking:** Cycle parking should be installed on site in accordance with London Plan standards on cycle parking for new residential developments: 1 per studio and one bed dwellings; 2 per all other dwellings. The proposal shows 2 cycle parking spaces which is satisfactory.

**Refuse:** As existing arrangement.

**Recommendation:** Raise no objection subject to -

1. The applicant enters into a Unilateral Undertaking which would restrict future occupiers of the new unit from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement.
2. Cycle parking as proposed arrangement.

- 5.3 Tree officer – There does not seem to be any direct issues with the trees on the Council owned land adjacent to this site, but to ensure that any site works do not cause any long term impact on the trees, conditions are recommended to be attached to any approval to ensure an arboricultural statement and tree protection plan are submitted as well as site supervision of the trees throughout the construction period of the development.

## 6. POLICY CONTEXT

### 6.1 National Planning Policy Framework (2019)

Section 5 – Delivering a sufficient supply of homes  
Section 9 – Promoting sustainable transport  
Section 11 – Making effective use of land  
Section 12 – Achieving well-designed places

### 6.2 London Plan (2016)

Relevant policies include:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.17 Waste Capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture
- 8.2 Planning Obligations
- 8.3 Community infrastructure levy

### 6.3 Merton Local Development Framework Core Strategy (2011)

Relevant policies include:

- CS 8 Housing choice
- CS 9 Housing provision
- CS 11 Infrastructure
- CS 14 Design

CS 15 Climate change  
CS 17 Waste management  
CS 18 Transport  
CS 20 Parking servicing and delivery

#### 6.4 **Merton Sites and Policies Plan (2014)**

Relevant policies include:

DM D2 Design considerations  
DM D3 Alterations and extensions to existing buildings  
DM H2 Housing Mix  
DM T2 Transport impacts of development  
DM T3 Car parking and servicing standards

#### 6.5 **Supplementary planning considerations**

London Plan Housing SPG – 2016

DCLG Technical Housing Standards - nationally described space standards 2015

### **7. PLANNING CONSIDERATIONS**

7.1 The key planning considerations of the proposal are as follows:

- Principle of development
- Design and impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport, parking and cycle storage
- Refuse
- Sustainability

#### Principle of development

7.2 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 states that boroughs should seek to enable additional development capacity which includes intensification, developing at higher densities.

7.3 Policy CS 14 also states that schemes involving dwelling conversions that result in the loss of an existing family sized unit must incorporate the re-provision of at least one family sized unit – a family sized unit is one which has at least 3 bedrooms.

7.4 The development seeks to provide an additional residential unit by increasing the density on site, the principle of doing so is considered acceptable and in line with policies to increase provision of additional homes and seeking opportunities through intensification of the site. The existing dwellinghouse is of 2beds, therefore the need to retain a 3 bed family unit as per Policy CS 14 would not be required.

7.5 However, whilst the principle of the conversion is considered acceptable, the scheme is also subject to the following criteria being equally fulfilled and compliant with the policies referred to above.

#### Design and impact upon the character and appearance of the area

7.6 London Plan Policies 7.4 and 7.6, Core Strategy Policy CS14 and SPP Policies DMD2 and DMD3 specify requirement for well-designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. SPP Policy DMD3 in particular states that roof

alterations and extensions should ensure the use of sympathetic materials, be of a size and design that respects the character and proportions of the original building and surrounding context, does not dominate the existing roof profile and are sited away from prominent roof pitches, unless they are a specific feature of the area.

#### **Single storey rear extension**

- 7.7 The proposed single storey rear extension would be of a subordinate scale when viewed in relation to the main dwelling and sited at the rear of the property would not be visible toward the streetscene. The extension would also be finished in materials to match the existing so would not appear contrary in terms of appearance.

#### **Rear roof extension**

- 7.8 The rear roof extension would be in the style of a mansard addition, sloped at an angle of 70 degrees with 2 projecting dormers. This is considered an acceptable design approach and overall would not appear unduly dominant toward the rear elevation.

- 7.9 Furthermore, it is noted the same single storey rear extension and roof extension were approved under permissions 19/P2675 and 19/P0634. Bin and cycle storage at the front would be acceptable and would not be visually harmful. All properties in Dorien Road are set back from the road with small front areas which contain a variety of bins, storage units and landscaping.

#### Neighbouring Amenity

- 7.10 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

#### **89, 98 and 100 Dorien Road**

- 7.11 There is an existing single storey extension at the rear of the adjoining property (No. 89) which has a depth of 3.4m, the proposed extension would project 0.6m from the rear of their building line. However, this additional depth is not considered to result in an unduly dominant form which would have a harmful impact toward the amenity of number 89 in terms of visual intrusion or light.

- 7.12 The roof extension would be sited at an upper level and would not project beyond the eaves of the rear building line, and the directional outlook from the proposed two windows would be comparable to those on the first floor – noted, one of the proposed windows would serve a bathroom, and neighbouring dormers along Dorien Road also exhibit rear windows and Juliette balconies. Therefore, it is not considered the roof extension would raise great concern in terms of impact toward neighbouring outlook, light or privacy. The minor changes with the addition of front facing rooflights would not cause any harm to neighbouring occupiers opposite at 98 or 100 Dorien Road.

#### **32-34 Bushey Road**

- 7.13 Toward the rear of the application site is 32-34 Bushey Road, this comprises a single storey warehouse building in commercial use as a car show room. There is a planning permission in place for this site to be redeveloped for flats. Having regard to the approved permission in place and the current use of the site, the proposal is not considered to have a harmful impact toward their future or existing amenity.

#### Standard of accommodation

##### **Internal**

- 7.14 Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the

London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

Flat No.	No. of beds	No. of persons	No. of storeys	Proposed GIA (sqm)	Required GIA (sqm)	Compliant
1	1	2	1	50.7	50	Yes
2	1	2	2	58.2	58	Yes

7.15 As demonstrated by the table above, all the units would comply with the minimum space standards. Bedrooms and living room areas would have windows providing access to light and ventilation.

#### **External**

7.28 In accordance with the London Housing SPG and Policy DMD2 of the Council's Sites and Policies Plan, it states that there should be 5sqm of external space provided for private outdoor space for 1-2 person dwellings and an extra 1sqm provided for each additional occupant.

7.29 The ground floor unit would have access to a rear garden of 57.9sqm, this would comfortably exceed the minimum standards.

7.30 The upper unit would not have access to external amenity, and whilst it is noted this would not comply with policy, on balance, the dedication of the garden for the ground floor unit is considered more appropriate and given the provision of unit size being 1 bedroom, the lack of external amenity is not considered so detrimental as to warrant refusal of the scheme. Furthermore, within walking distance of the site are Prince Georges Playing Fields and Canon Hill Common.

#### Transport, parking and cycle storage

7.30 Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 under Policy 6.13 of the London Plan stipulates that 1 cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.

7.31 The site lies in area within PTAL 3, which is considered to be a moderate rating, and is located in Controlled Parking Zone RPS. The Council's Transport officer has been consulted and raises no objection to the proposed car free development subject to the applicant entering into a Unilateral Undertaking (UU) which would restrict future occupiers of the units from obtaining an on-street residential parking permit – except Flat 1 given the existing dwellinghouse has a parking permit. The UU has been agreed and signed by the applicant.

7.32 The proposal shows 2 cycle parking spaces which is satisfactory. A condition will be attached requiring further details of these store areas to be submitted to the LPA for approval.

#### Refuse and recycling

- 7.33 The London Plan Policy 5.17 and Merton Core Strategy Policy CS17 require new developments to show capacity to provide waste and recycling storage facilities.
- 7.34 Bins would be stored within the front garden, this would be considered an appropriate and convenient location for access, and collection from the highway would be less than 20m. A condition requiring further details of this storage area would be attached to any grant of permission.

#### Sustainability

- 7.35 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 5 of the London Plan (2016). As a minor development proposal, the development is required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day.
- 7.36 To ensure the above requirements are met in this proposed development for 2 flats, a planning condition will be attached to any grant of permission to ensure compliance with policy.

#### Other matters

##### Trees

- 7.37 The Council's Tree officer has reviewed the scheme and raises no arboricultural concerns in relation to the trees on the Council owned land adjacent to the site.
- 7.38 However, in the event any works were to be carried out along the southern boundary adjacent to this parcel of land, the Tree officer has recommended conditions to ensure protection of those trees.

## **8. CONCLUSION**

- 8.1 The proposal seeks to provide an additional residential unit by increasing the density on site. Both residential units would provide satisfactory internal living standards and the accompanying extensions to accommodate the conversion are considered appropriate and would not harm the character of the area or host dwelling or surrounding area.
- 8.2 The scheme would adhere to the principles of the policies referred to above therefore it is recommended to grant planning permission subject to S106 obligation or any other enabling agreement and conditions.

## **9. RECOMMENDATION**

Grant planning permission subject to S106 obligation. The following conditions are recommended:

1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External materials as Specified
4. C06 Refuse & Recycling (Details to be submitted)
5. C08 No Use of Flat Roof – Access to the flat roof of the development hereby

permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

6. D11 Construction hours – No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.
7. F05 Tree Protection – No demolition or development works toward the southern boundary of the application site pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.
8. F08 Site Supervision (Trees) – The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.
9. H06 Cycle Parking – Details to be submitted
10. A Non-standard condition (Sustainability) – No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day.

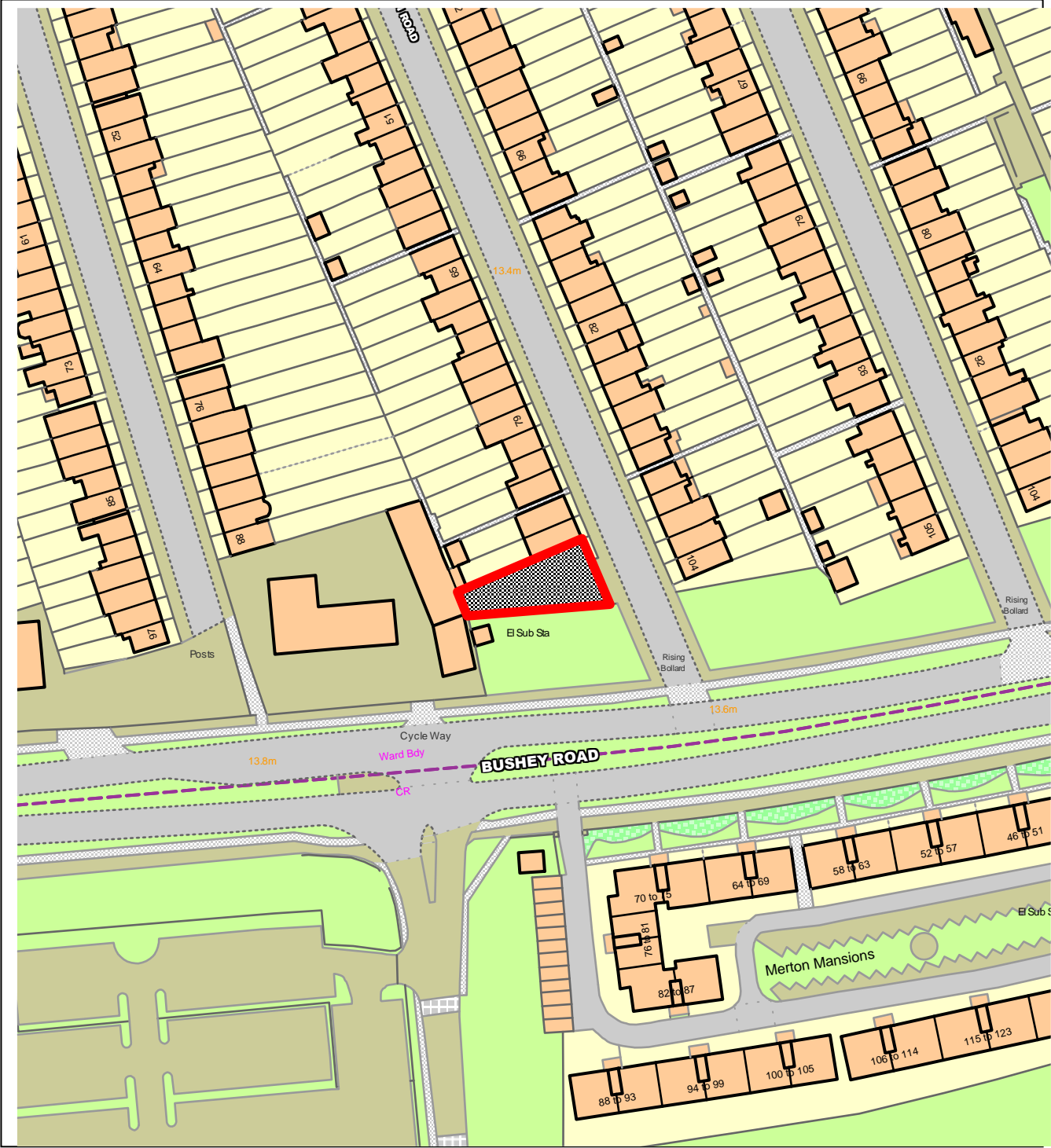
#### Informatives

1. INF 01 Party Walls Act
2. INF 20 Street naming and numbering
3. Non-standard INF for Sustainability
3. Note to Applicant – approved schemes

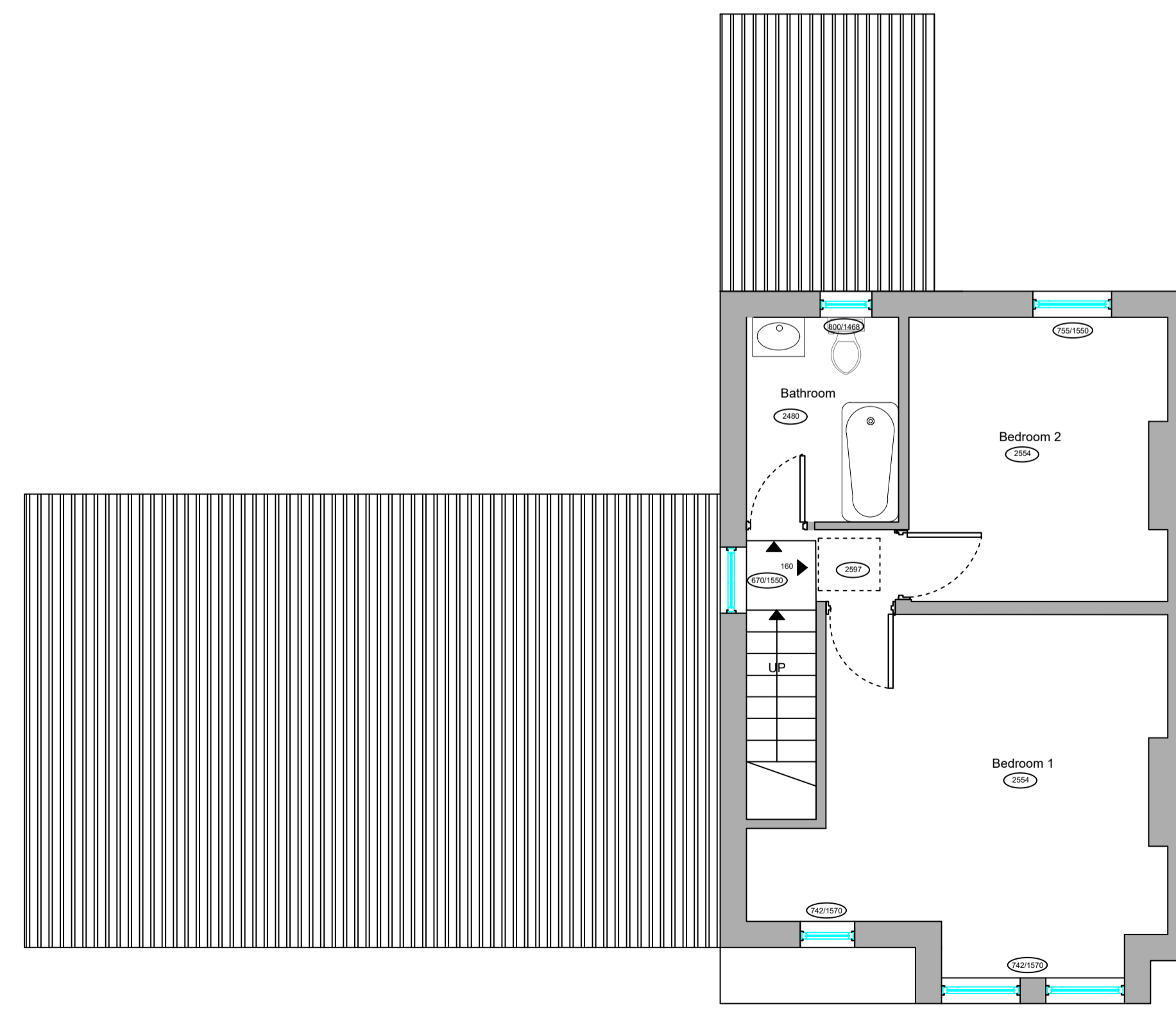
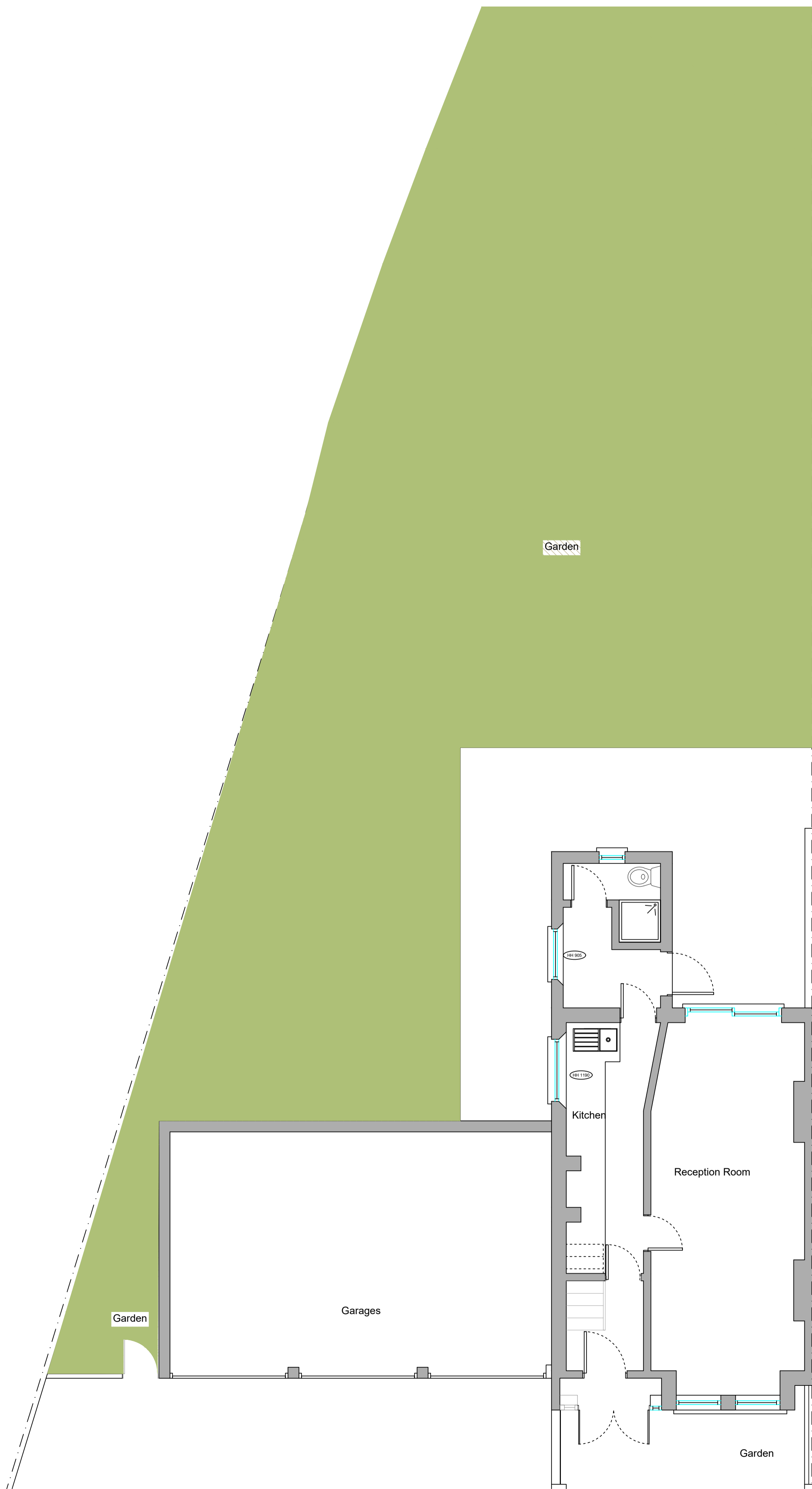
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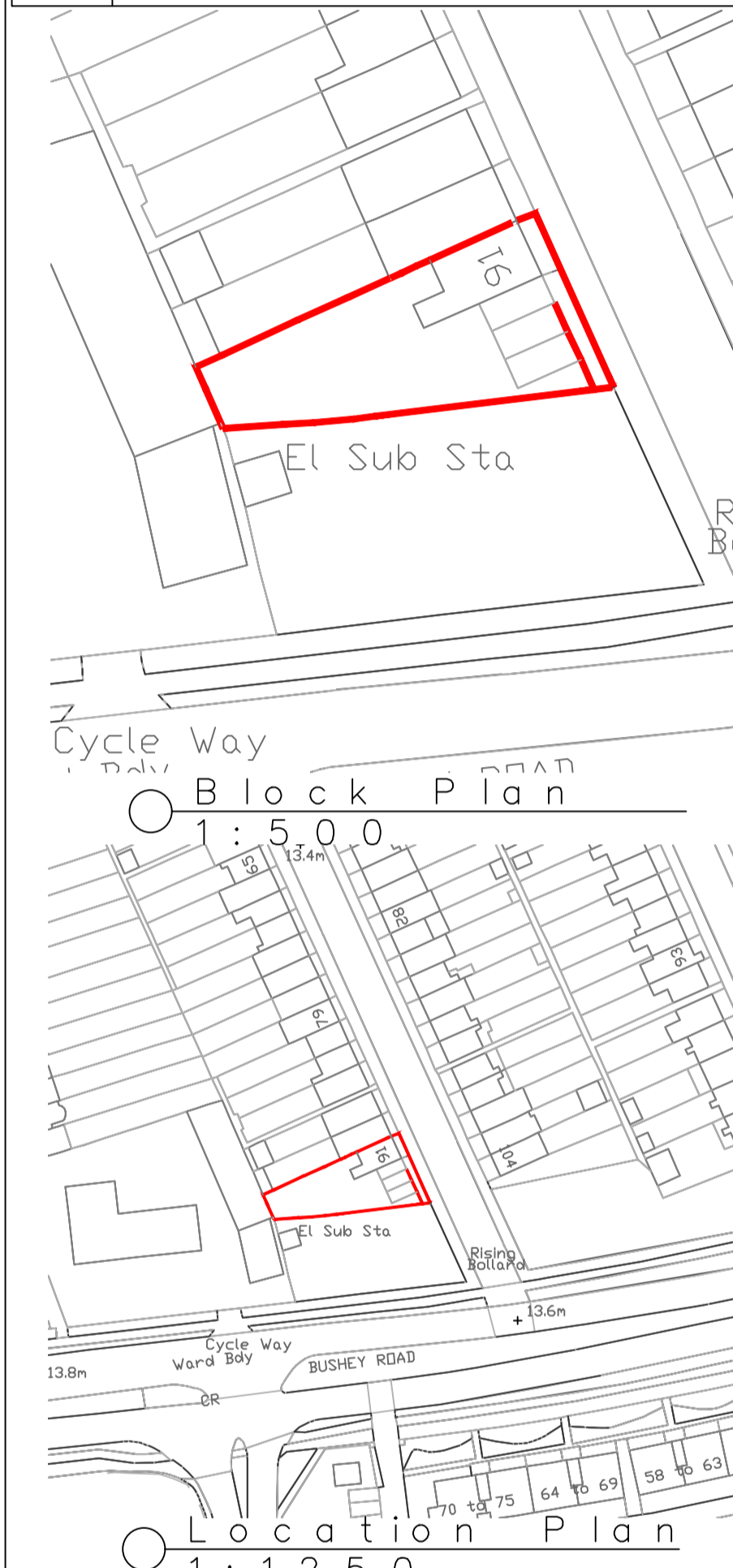
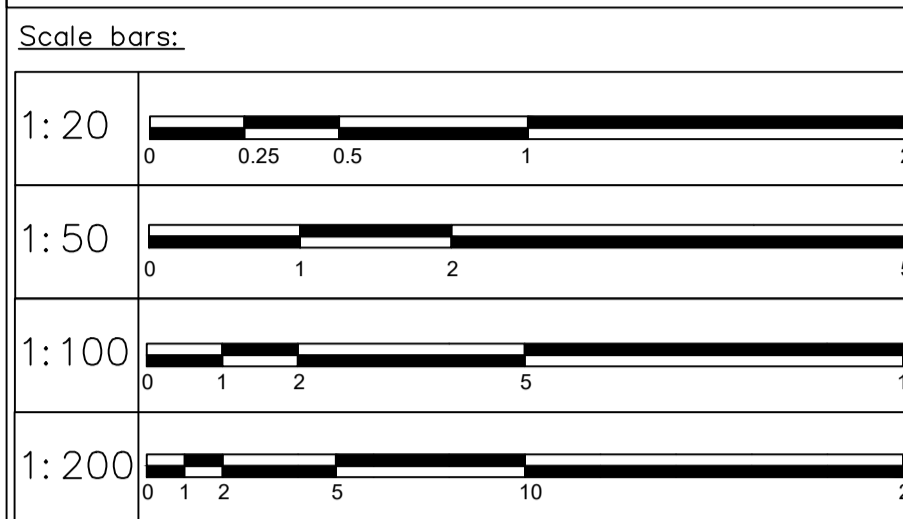
# NORTHGATE SE GIS Print Template



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  - This drawing is to be read in conjunction with all relevant drawings, detailed specifications where applicable and all associated drawings in this series (if any)
  - Any discrepancy on this drawing is to be reported immediately to Oakman Architecture Ltd for clarification
  - The contractor is responsible for all temporary works and the stability of the works in progress



Revision	Date	Drawn	Designer	Checked	Approved
	30.01.19				

Revision History

**OAKMAN ARCHITECTURE**

ARCHITECTURE SURVEYING  
CONSULTANCY PROJECT MANAGEMENT CDM

Address: 91 Dorien Road, Rayners Park, London W10 5AS  
Tel: 0208 749 6004  
Mob: 07977096495  
Email: info@oakmanltd.com

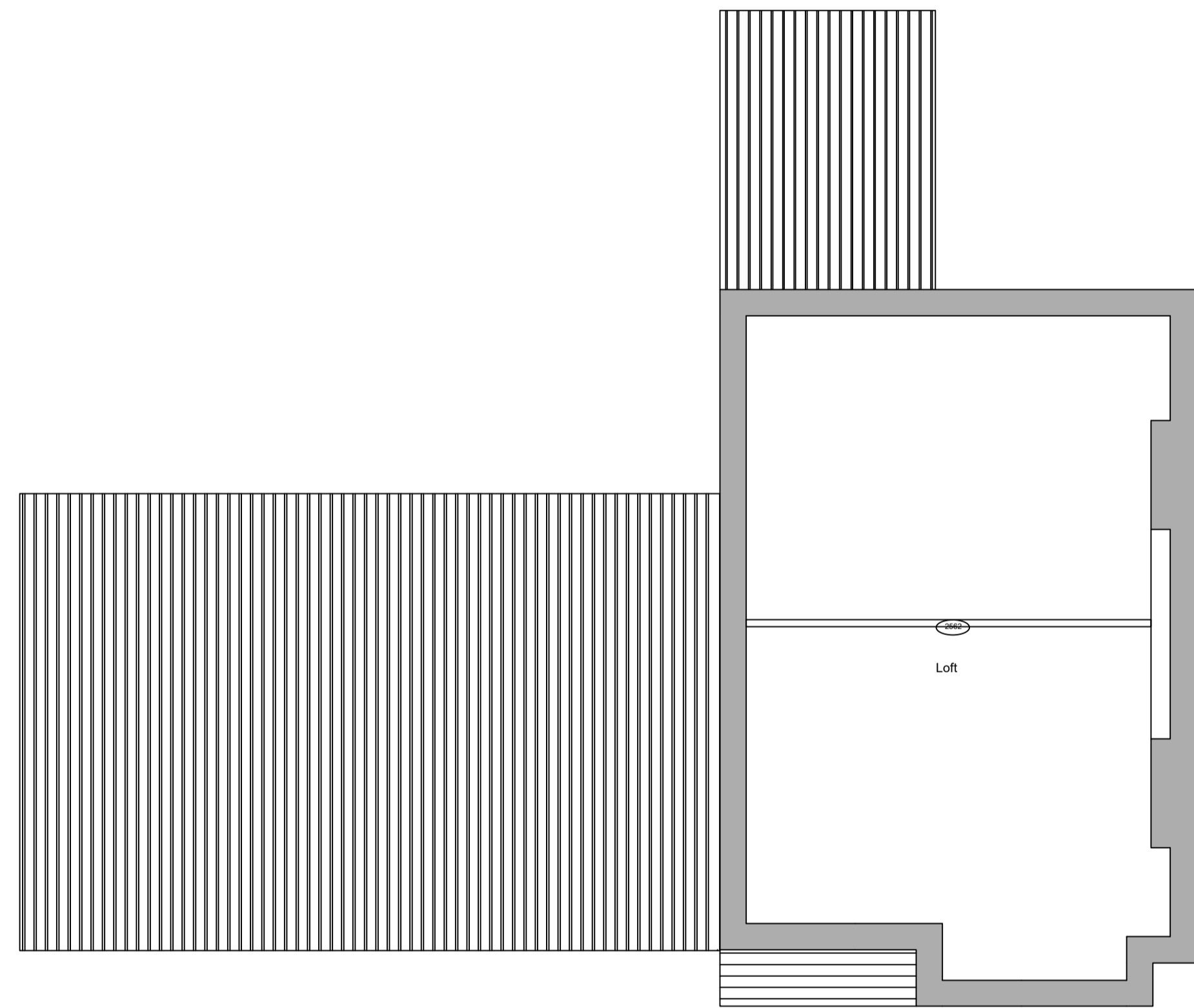
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**Client:** Dorien Road Ltd

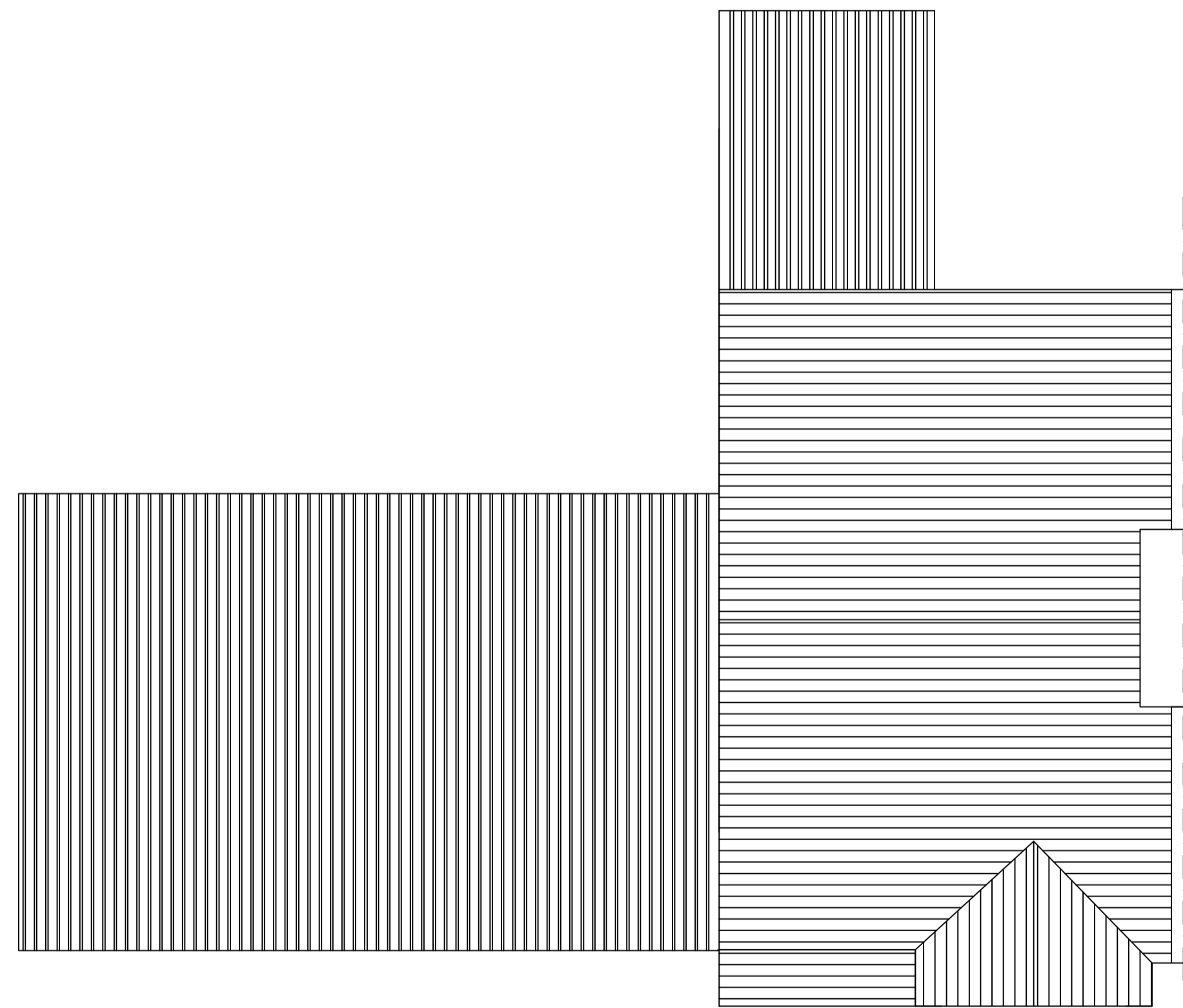
**EXISTING**

**Drawing Title:** EXISTING GROUND & FIRST FLOOR PLANS

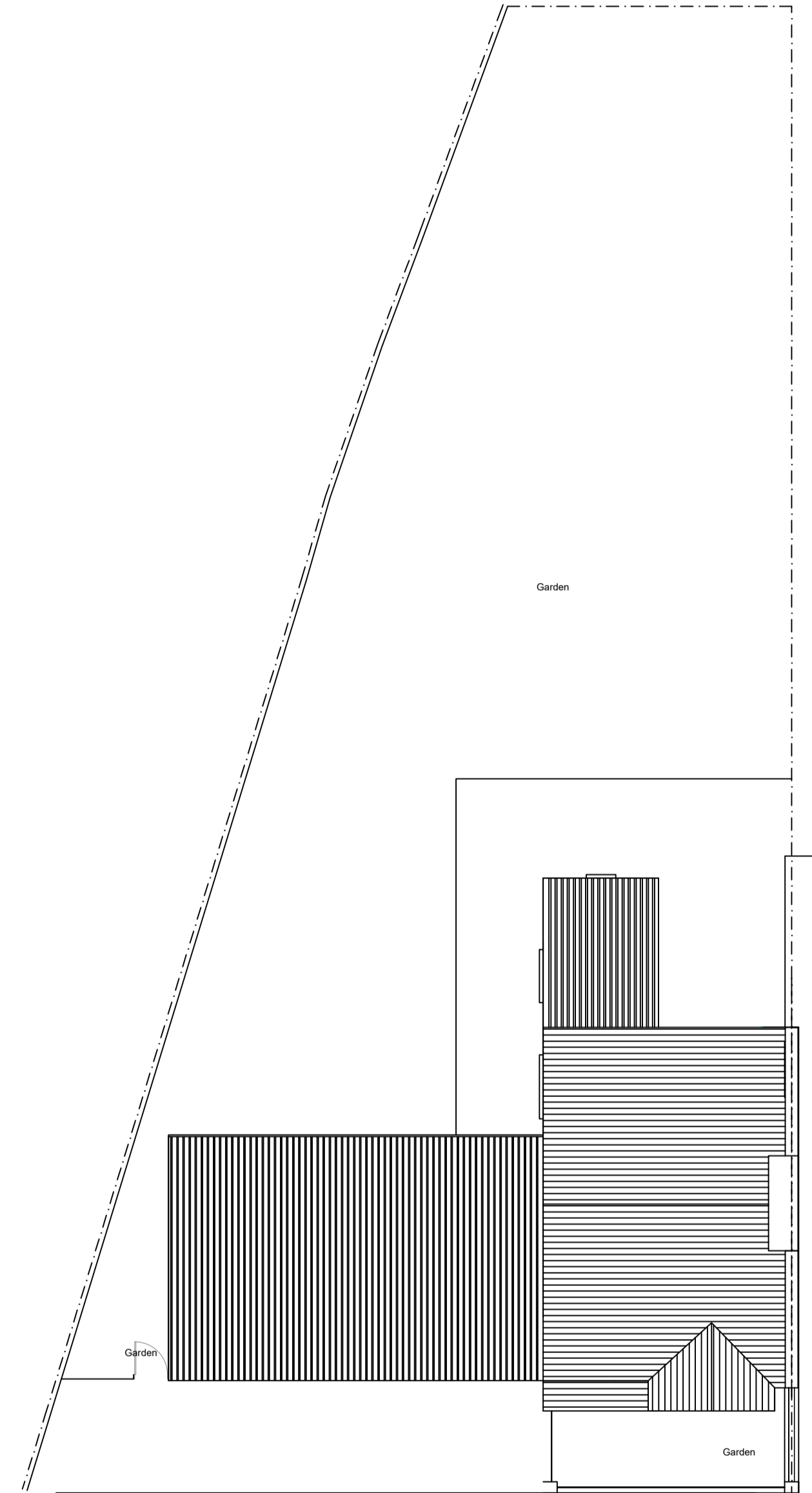
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Loft Plan  
1:50

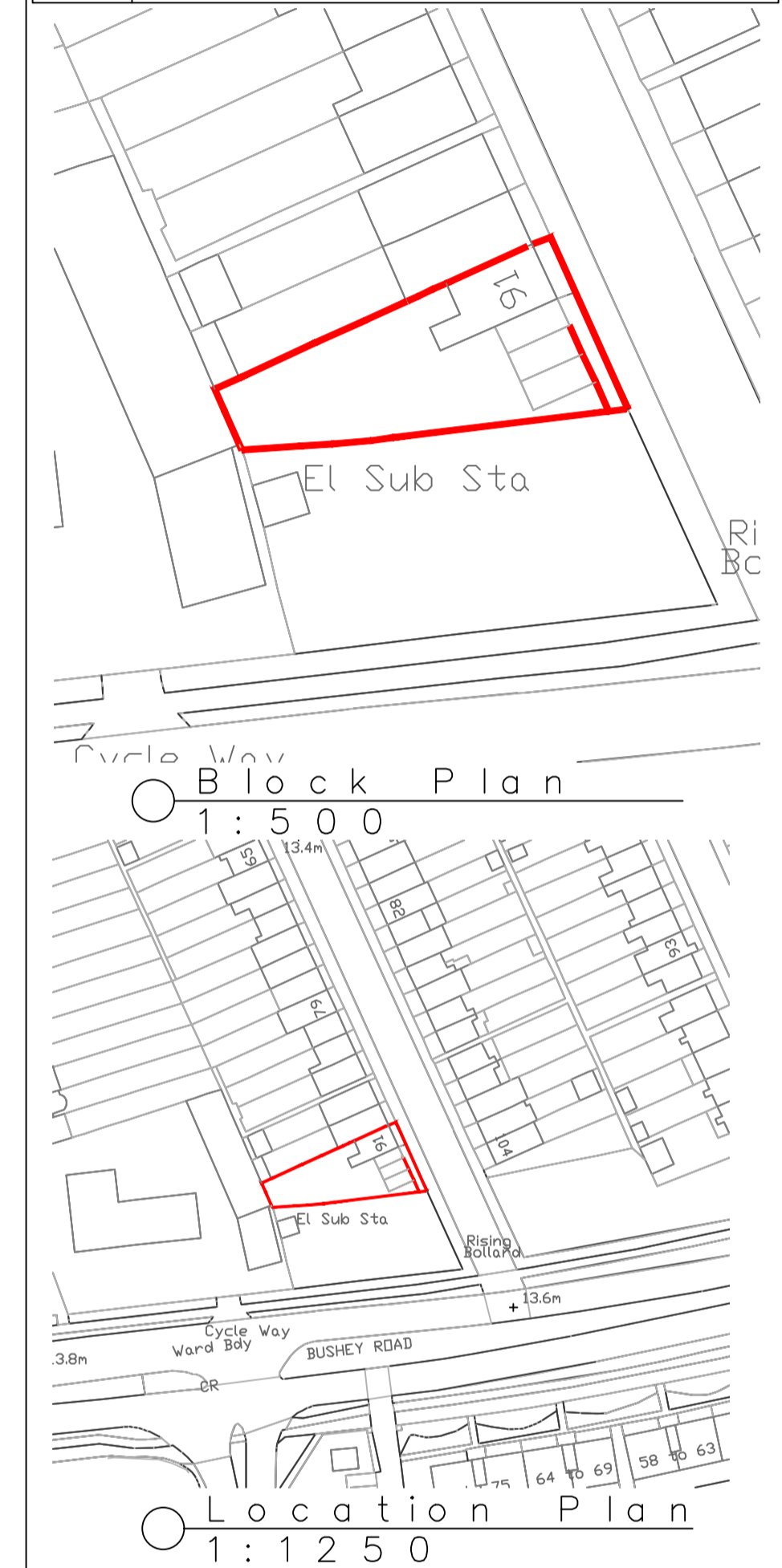
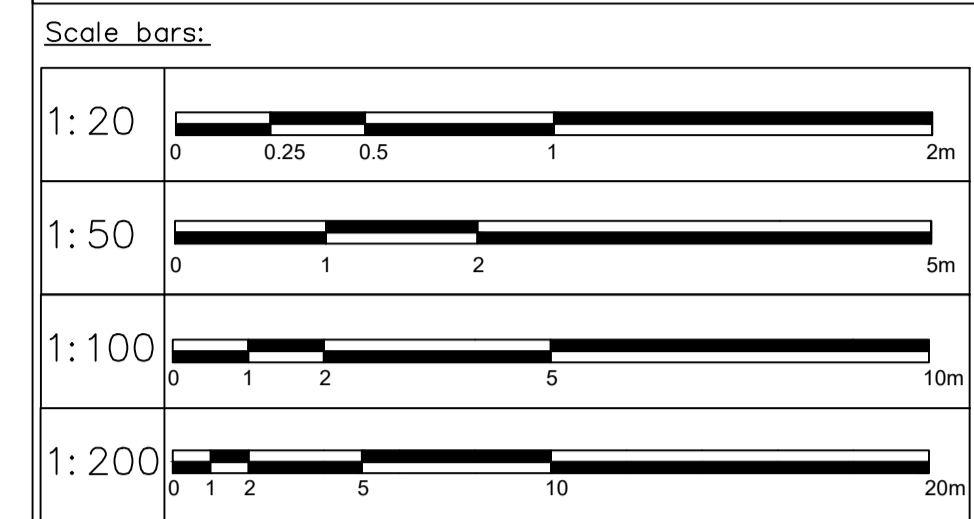


Roof Plan  
1:50



Site Plan  
1:100

- NOTES GENERAL:**
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Revision	Date	Drawn	Designer	Checked	Approved
	30.01.19				

Revision History

**OAKMAN ARCHITECTURE**

ARCHITECTURE SURVEYING  
CONSULTANCY  
PROJECT MANAGEMENT CDM

Address: GU 2.07 Grand Union Studios, 332 Ladbroke Grove, London W10 5AS  
Tel: 0208 749 6004  
Mob: 07977096495  
Email: info@oakmantd.com

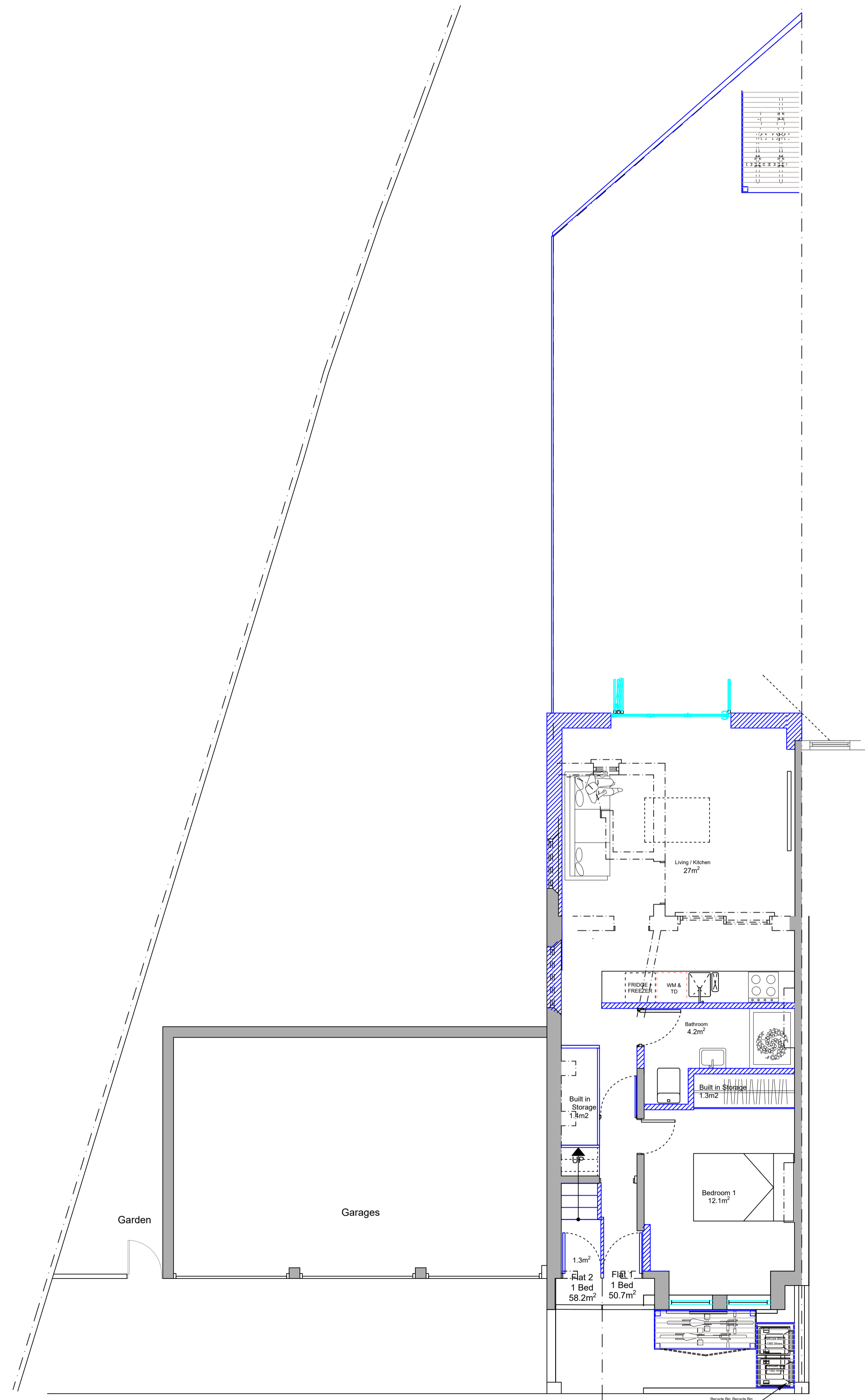
Project Address: 91 Dorien Road, Rayners Park, SW20 8EL  
Client: Dorien Road Ltd

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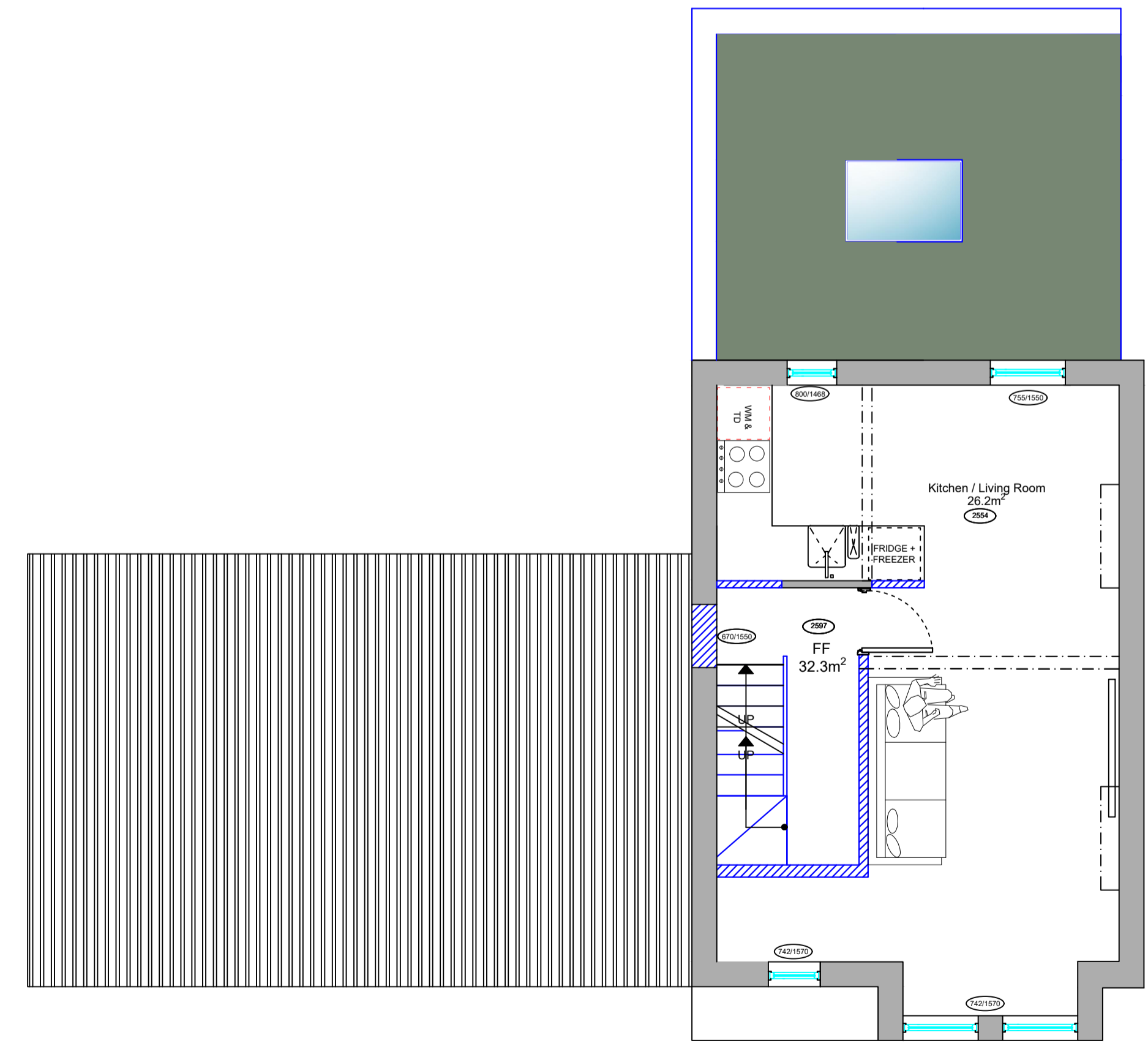
Drawing Title:  
EXISTING LOFT, ROOF PLANS & SITE PLAN

Drawing Number: 1904_002	Scales: 1:50&1:100@A1	Rev. No. —
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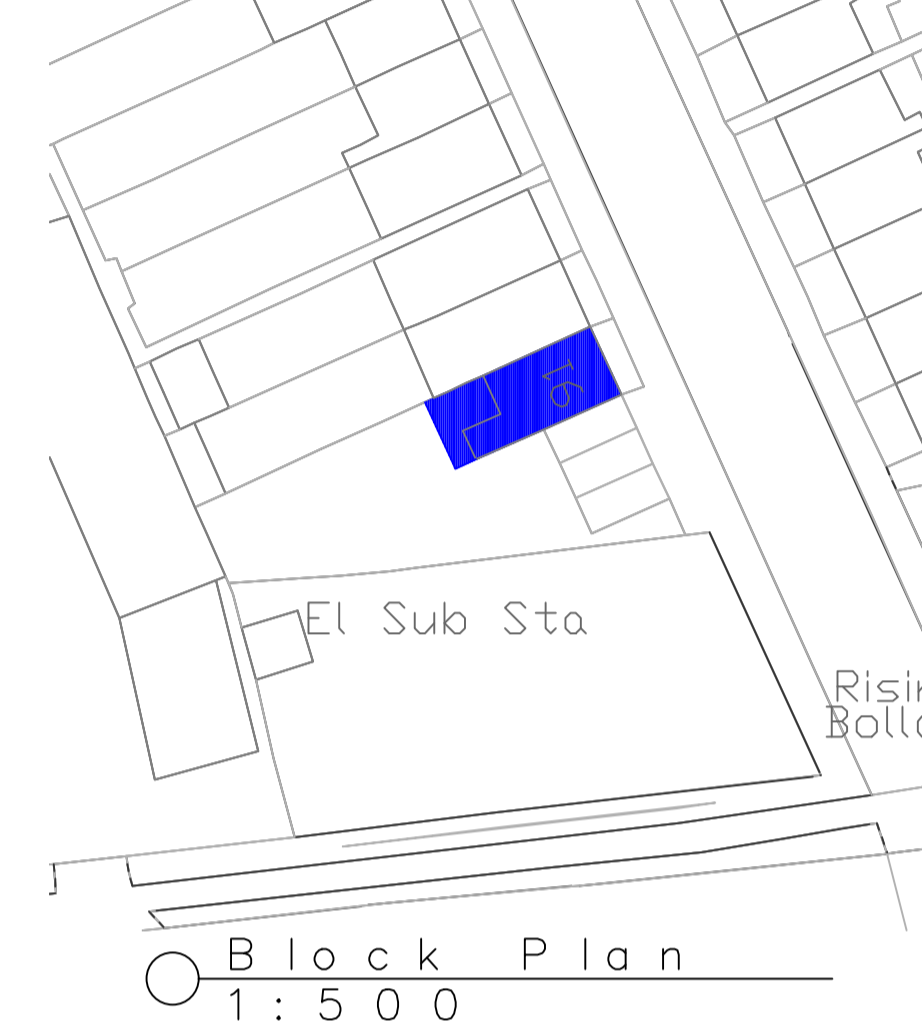
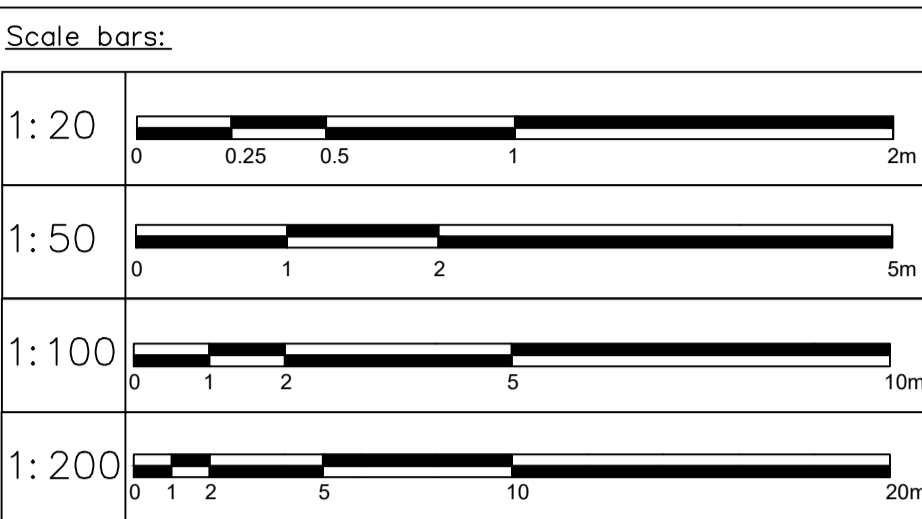


Ground Floor Plan  
1:50



First Floor Plan  
1:50

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A	14.04.20	NPC			
Revision	Date	Drawn	Designer	Checked	Approved

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Tel: 0208 749 6004, Mob: 07977096495, Email: info@oakmanltd.com

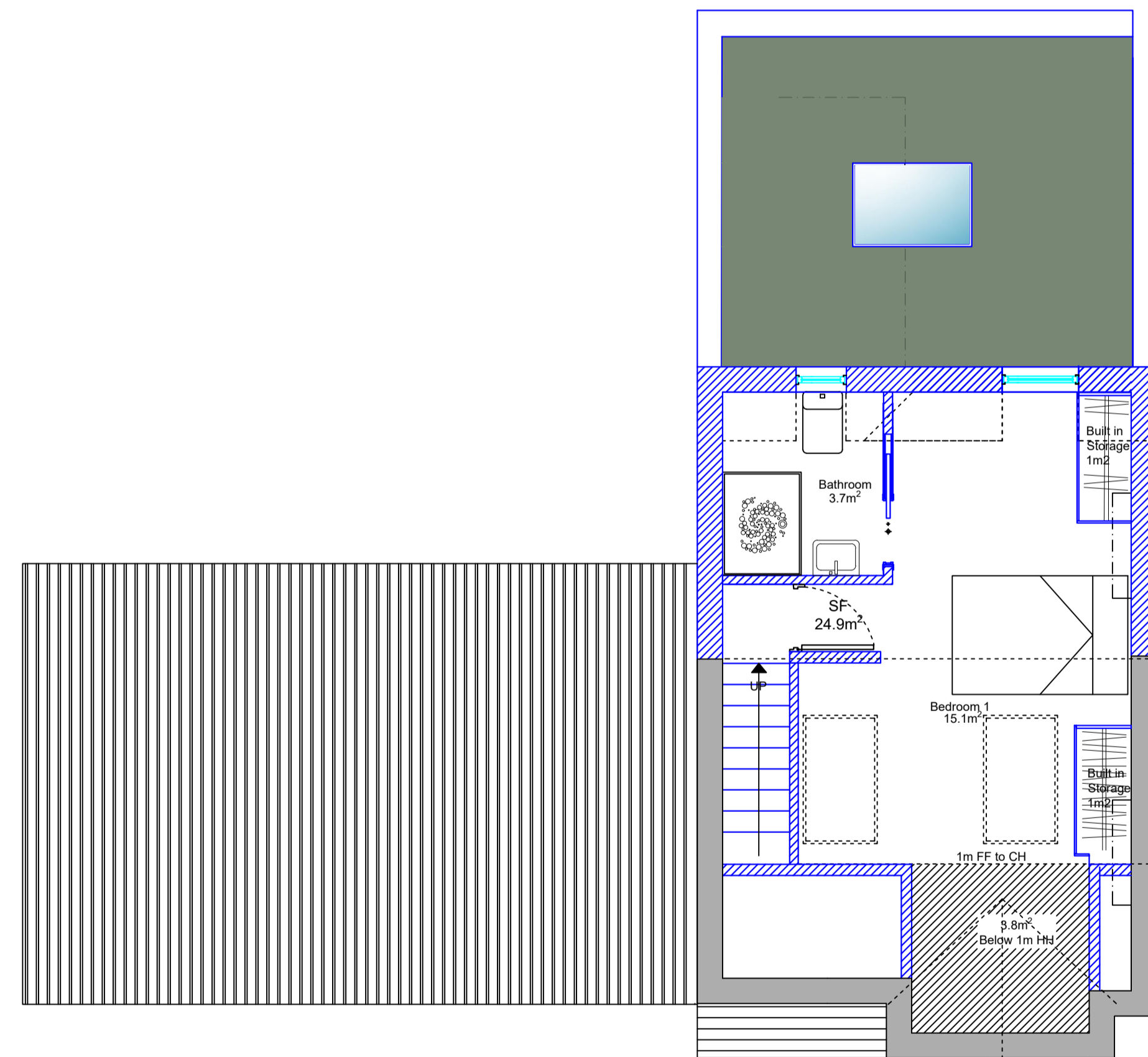
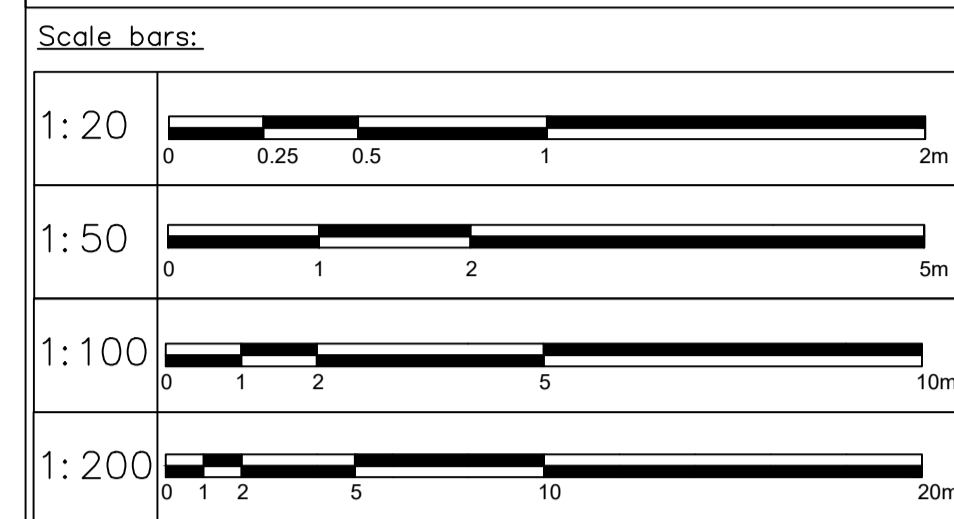
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Client: Dorien Road Ltd

**PROPOSED**

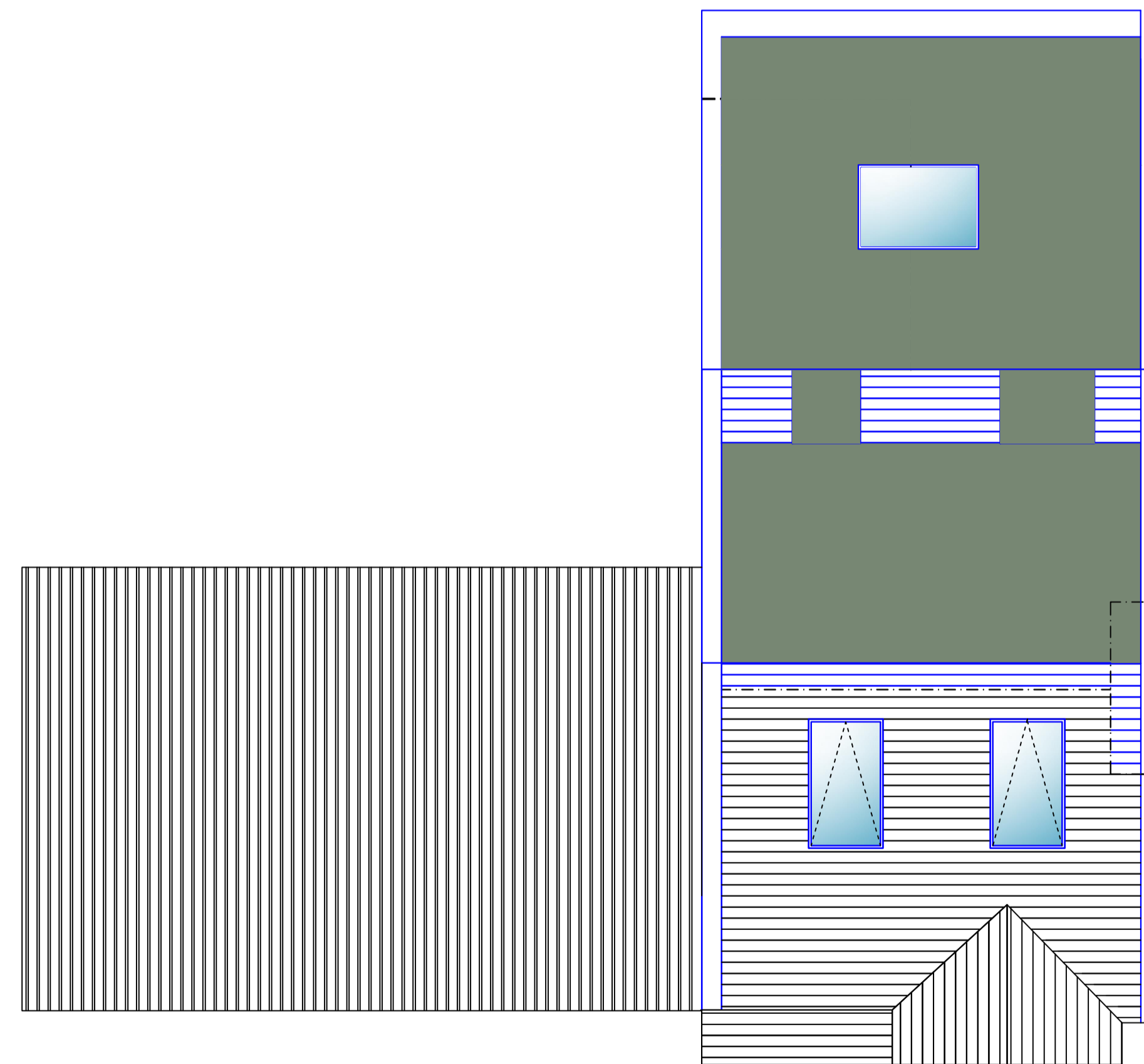
Drawing Title:  
GROUND & FIRST FLOOR PLANS

Drawing Number: 1904_201	Scales: 1:50@A1	Rev. No. A
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Second Floor Plan  
1:50



Roof Plan  
1:50

Revision	Date	Drawn	Designer	Checked	Approved
	25.04.20				

**Revision History**

**OAKMAN ARCHITECTURE**

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 W10 5AS

<b>Project Address:</b> 91 Dorien Road Rayners Park SW20 8EL	<b>Client:</b> Dorien Road Ltd
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PROPOSED

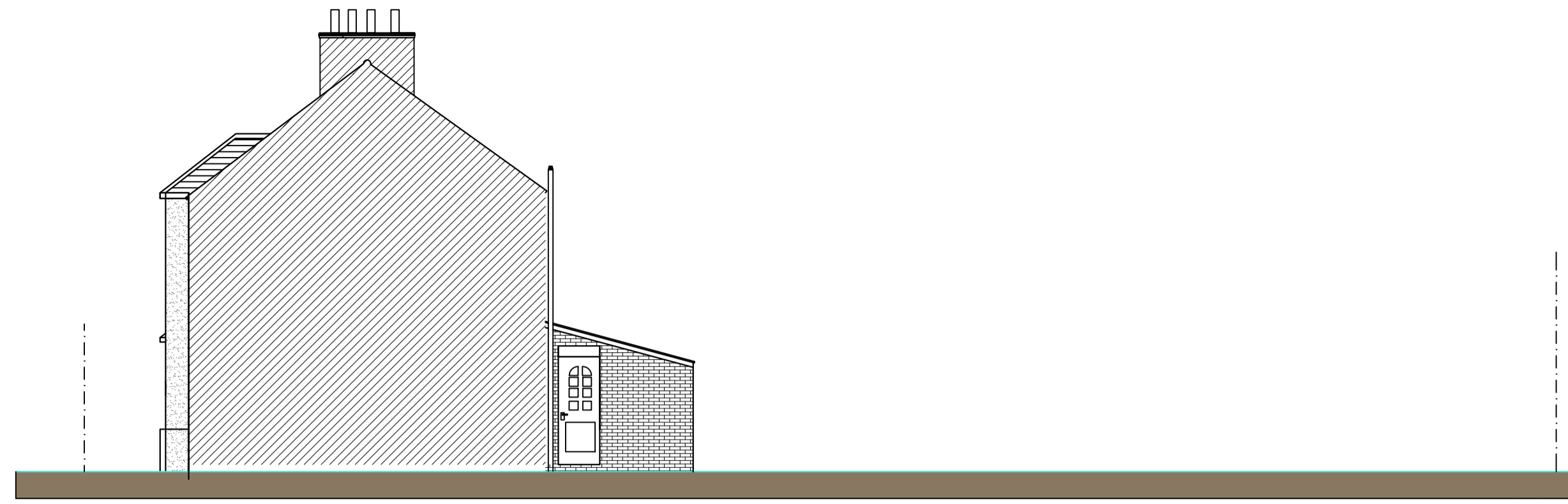
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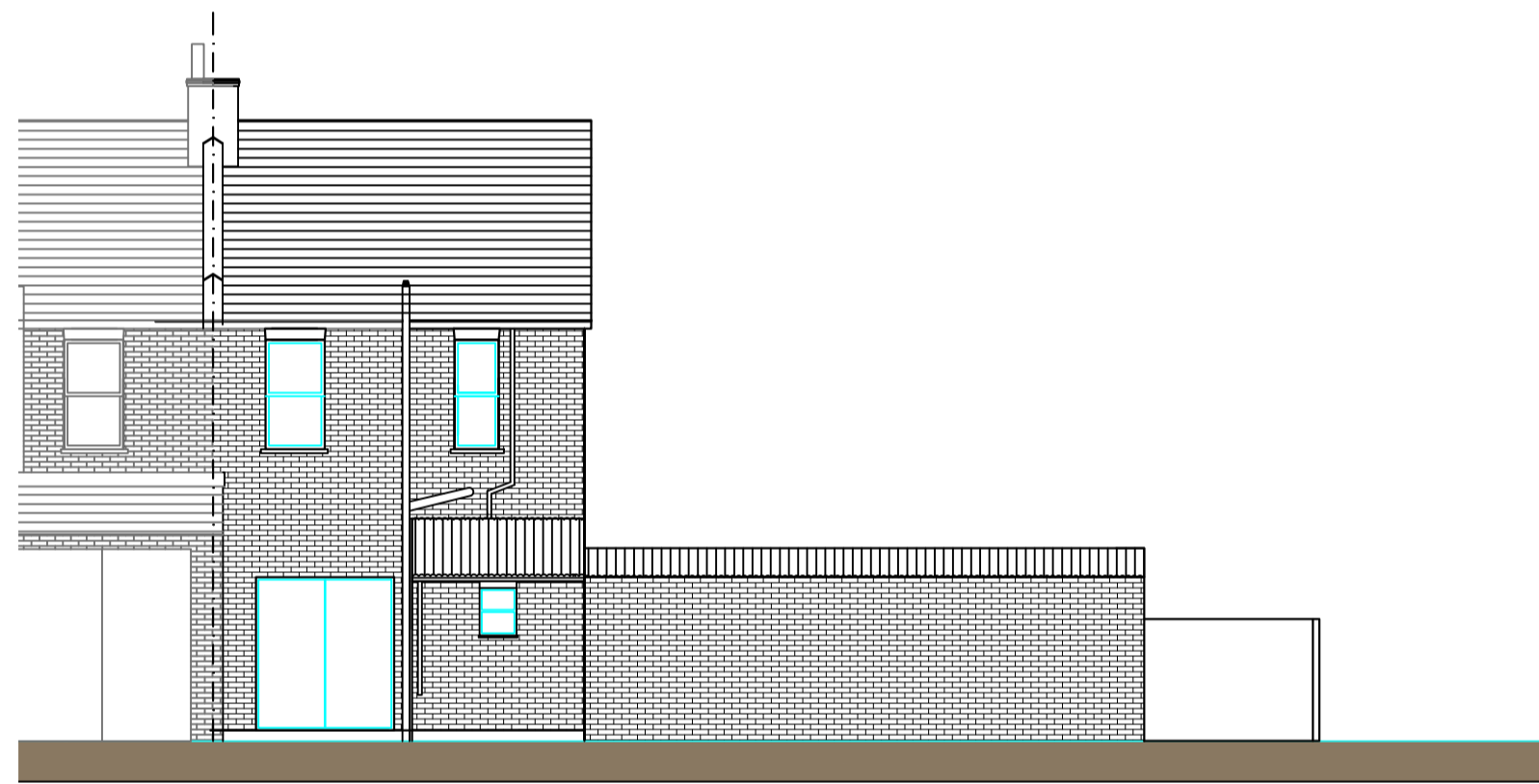




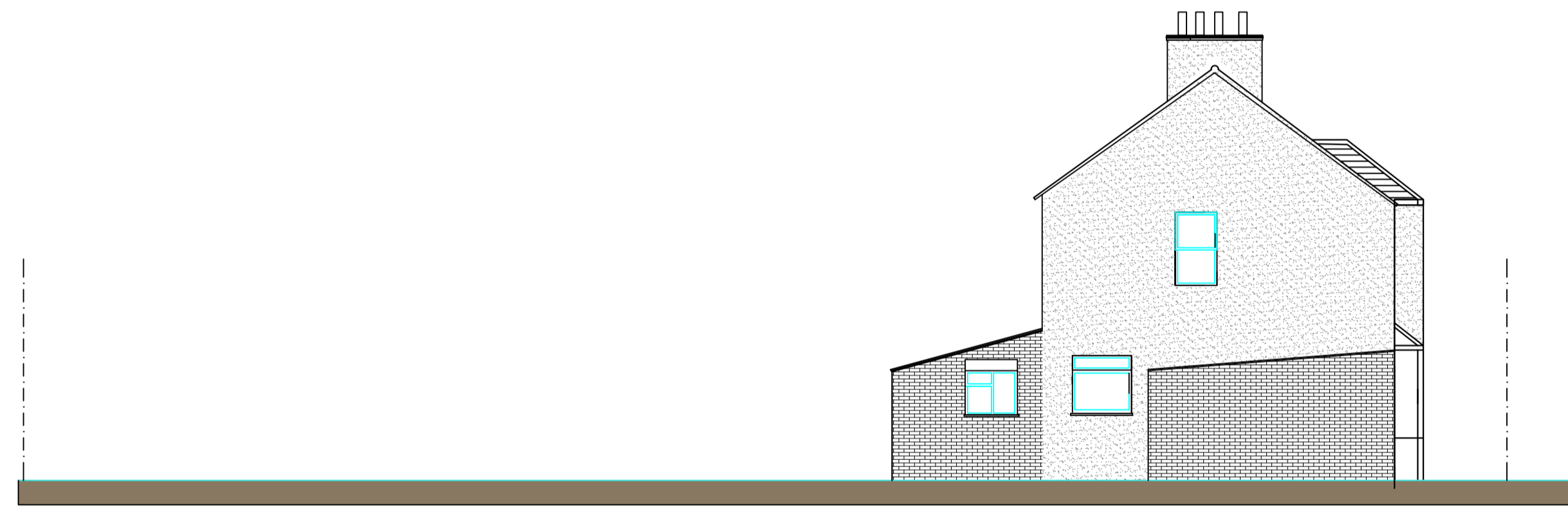
○ Front Elevation  
1:100



○ Side elevation  
1:100

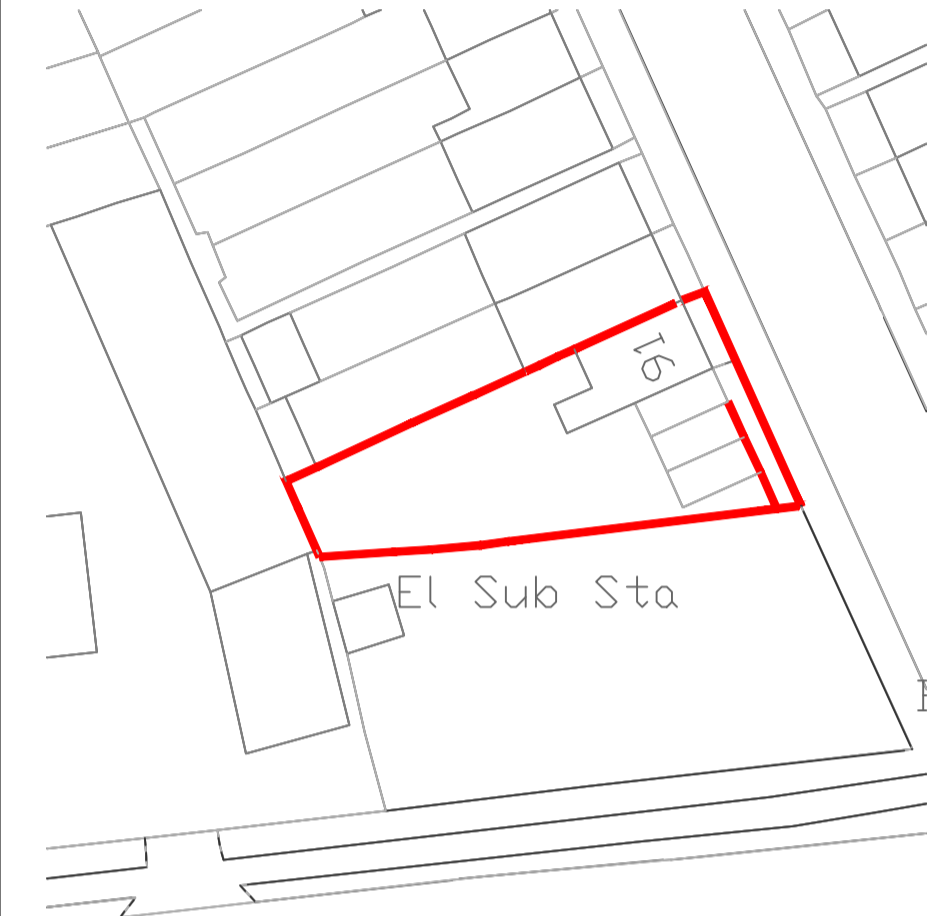
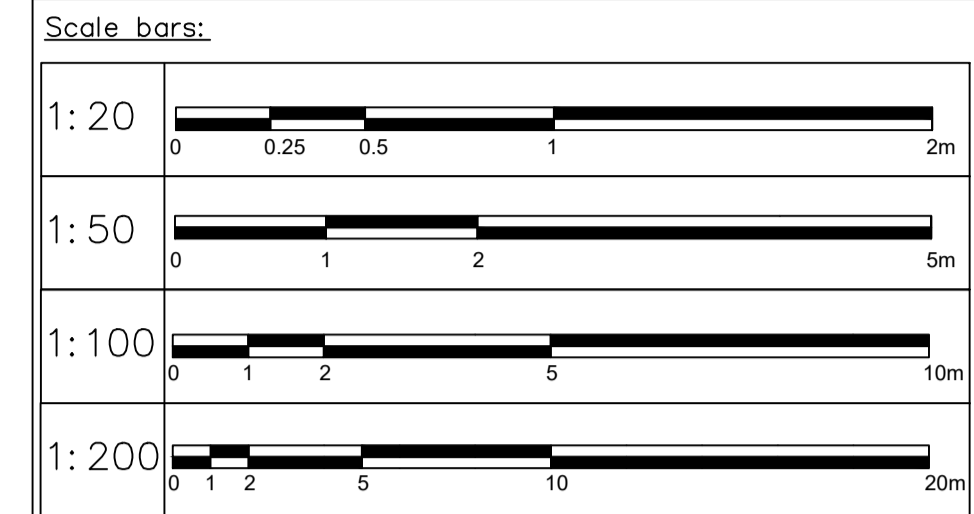


○ Front Elevation  
1:100



○ Side elevation  
1:100

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○ Block Plan  
1:500



○ Location Plan  
1:1250

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	25.01.19				

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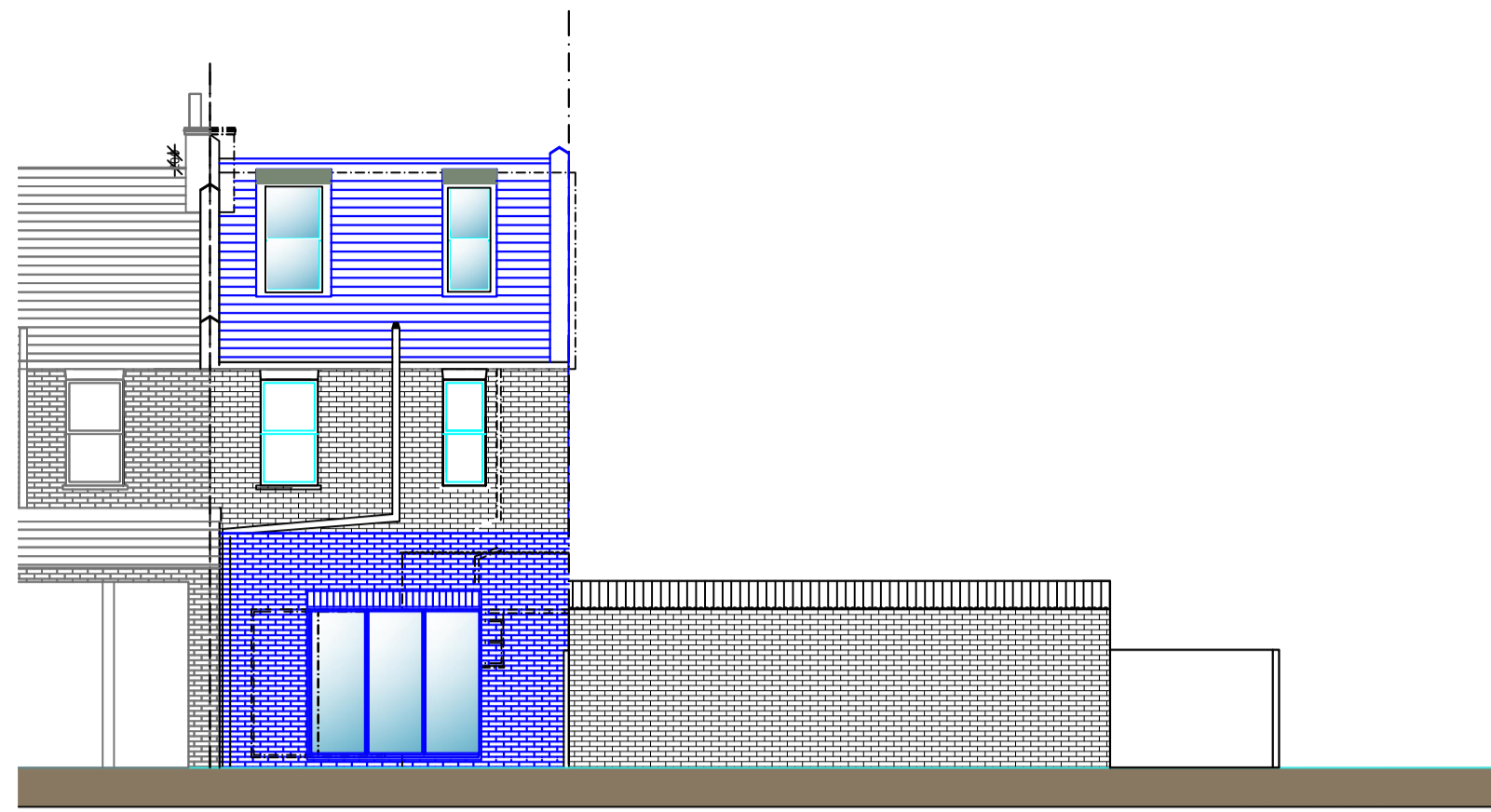
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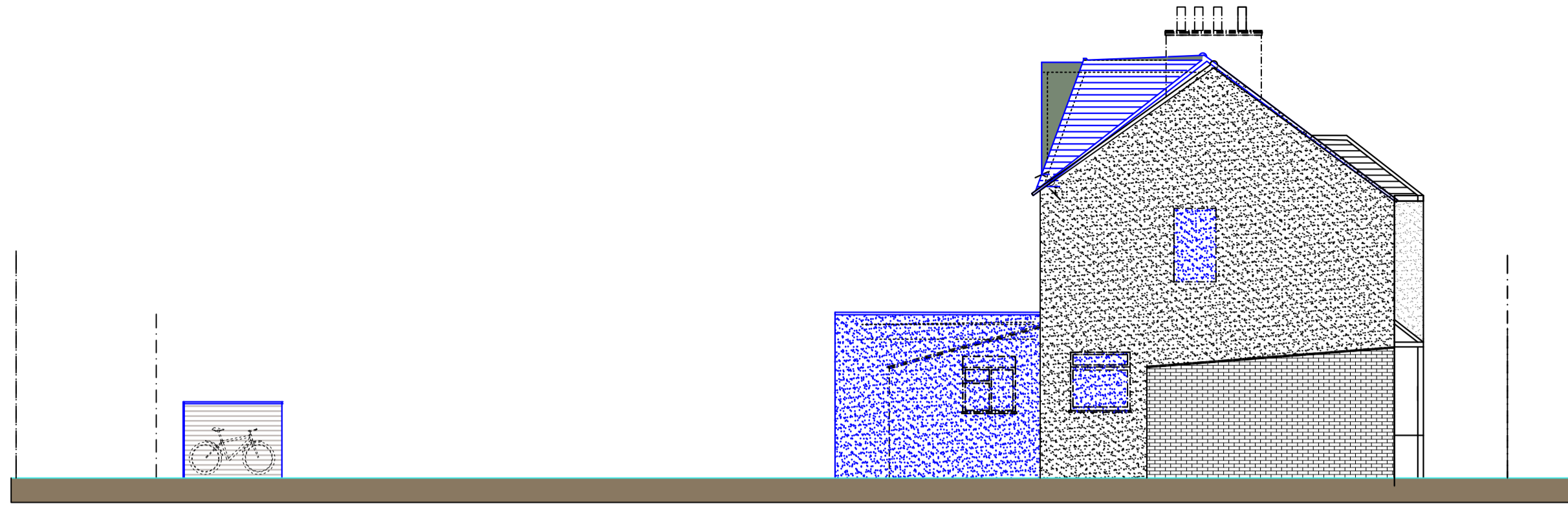
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FRONT, REAR AND SIDE ELEVATIONS

<b>Drawing Number:</b> 1904_003	<b>Scales:</b> 1:50@A1	<b>Rev. No.</b> —
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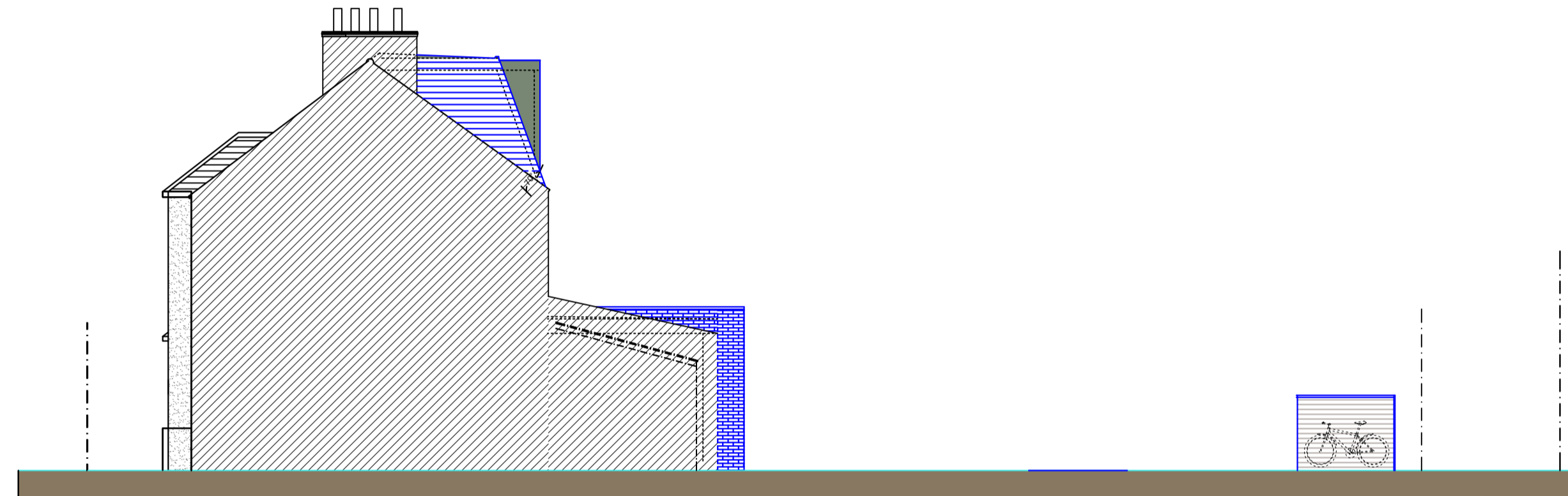
○ Front Elevation  
1:100



○ Side elevation  
1:100

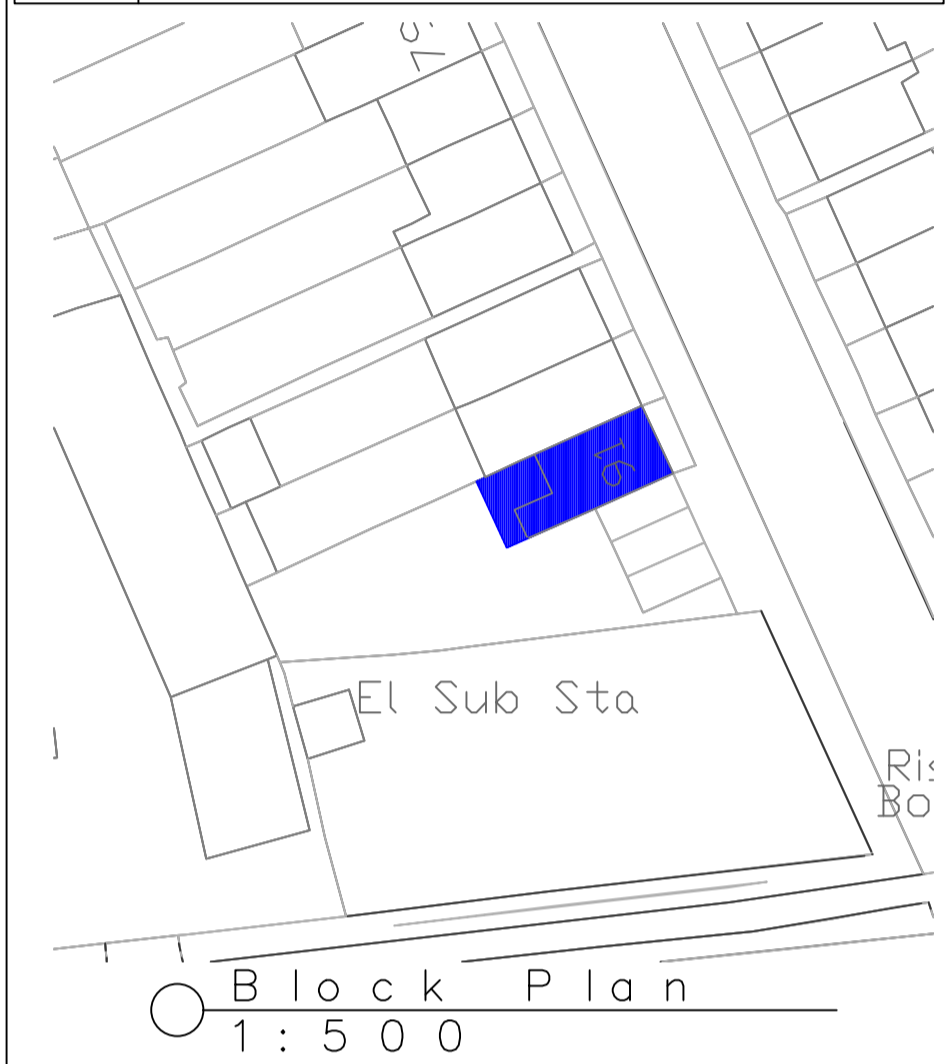
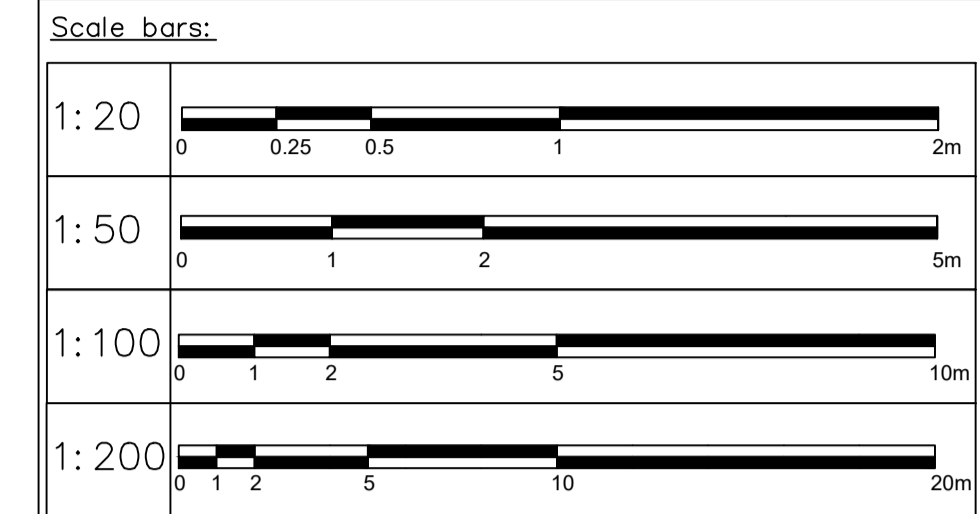


○ Rear Elevation  
1:100



○ Side elevation  
1:100

- NOTES GENERAL:**
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○ Block Plan  
1:500



○ Location Plan  
1:1250

Internal Space Provision in Residential Conversions Less than 3 Bedrooms(non-Family unit)	Flat 1 1 Bed 2 Person	Flat 2 1 Bed 2 Person
Living Room = 12.5m <sup>2</sup>		
Dining/Living Room = 14m <sup>2</sup>	27m <sup>2</sup>	26.2m <sup>2</sup>
Working Kitchen = 5.5m <sup>2</sup>		
Main Bedroom = 12m <sup>2</sup>	12.1m <sup>2</sup>	15.1m <sup>2</sup>
Single Bedroom = 6.5m <sup>2</sup>		
Single Bedroom = 6.5m <sup>2</sup>		
Bathroom = 3.7m <sup>2</sup>	4.2m <sup>2</sup>	3.7m <sup>2</sup>
Built in Storage 1p=1m <sup>2</sup> 2p=1.5m <sup>2</sup>	2.7m <sup>2</sup>	2m <sup>2</sup>
Curtilage/Terrace (Not included in GIA) {*Shared }	61/7m <sup>2</sup> *	7m <sup>2</sup> *
<b>TOTAL GIA</b>	<b>50.7m<sup>2</sup></b>	<b>58.2m<sup>2</sup></b>

**Minimum GIA (m<sup>2</sup>)**

No of Bedrooms	No of Bed spaces	1 Storey Dwellings	2 Storey Dwellings	3 Storey Dwellings	Built in Storage
Studio	32.5m <sup>2</sup> (25m <sup>2</sup> *)				
1 Bedroom	1 Person	39m <sup>2</sup> (37*)			1m <sup>2</sup>
	2 Person	50m <sup>2</sup>	58m <sup>2</sup>		1.5m <sup>2</sup>
2 Bedroom	3 Person	61m <sup>2</sup>	70m <sup>2</sup>		2m <sup>2</sup>
	4 Person	70m <sup>2</sup>	79m <sup>2</sup>		

Revision	Date	Drawn	Designer	Checked	Approved
	18.02.20				

**Revision History**

**OAKMAN ARCHITECTURE**

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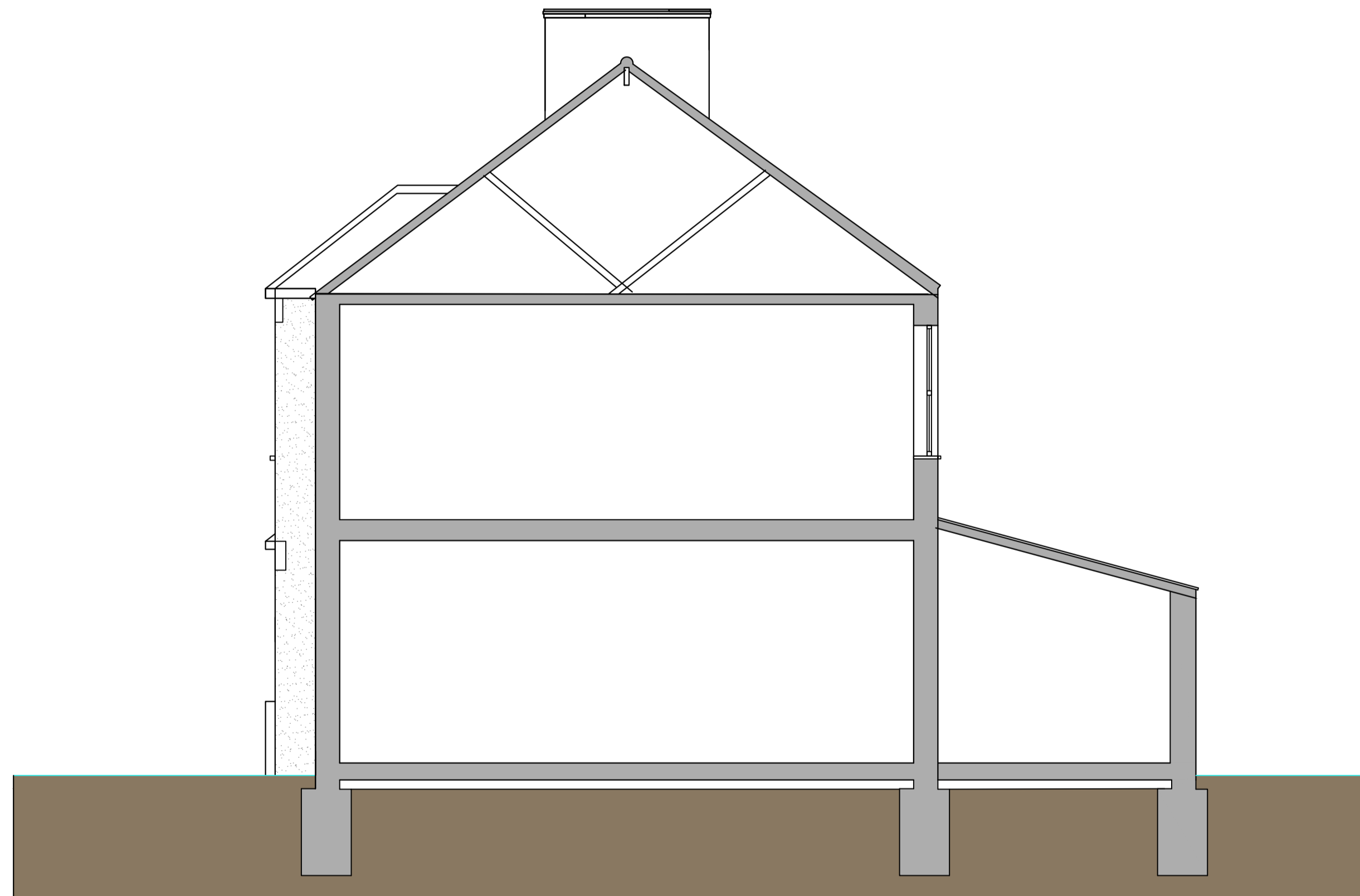
@ Address: 91 Dorien Road Rayners Park London W10 5AS  
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<b>Project Address:</b> 91 Dorien Road Rayners Park SW20 8EL	<b>Client:</b> Dorien Road Ltd
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PROPOSED

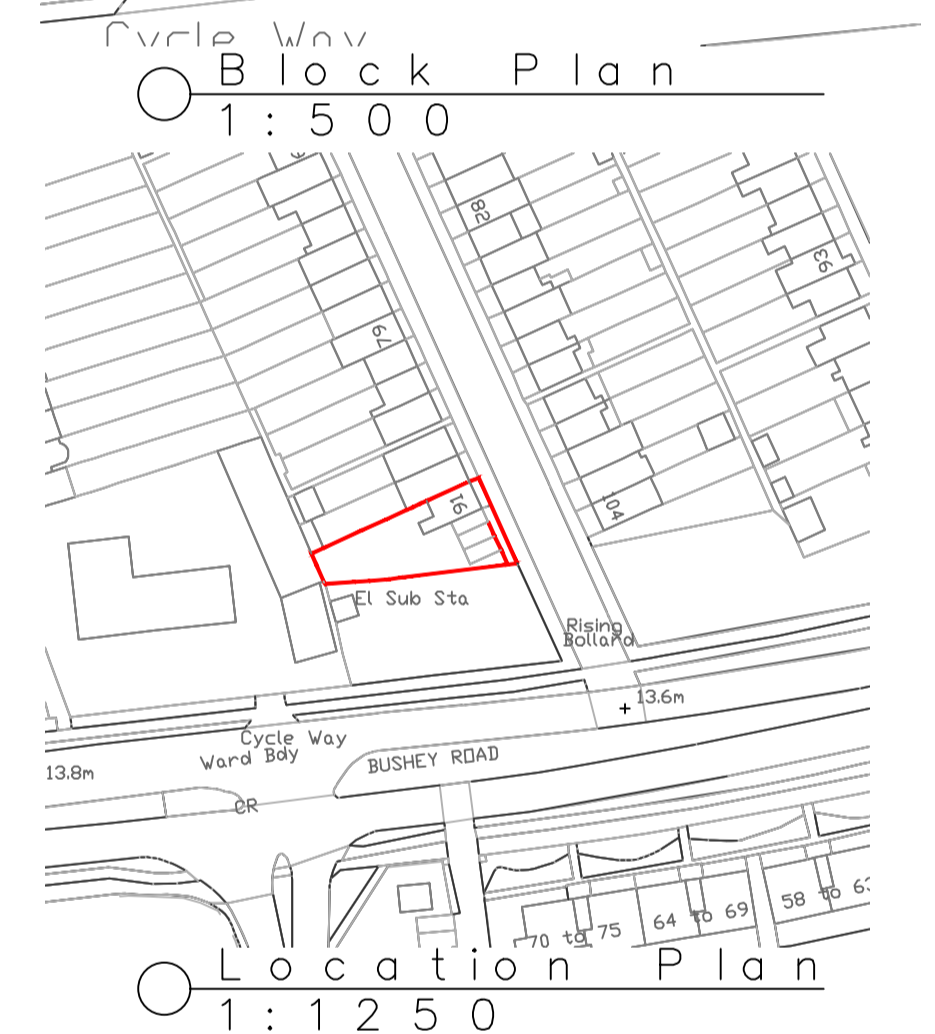
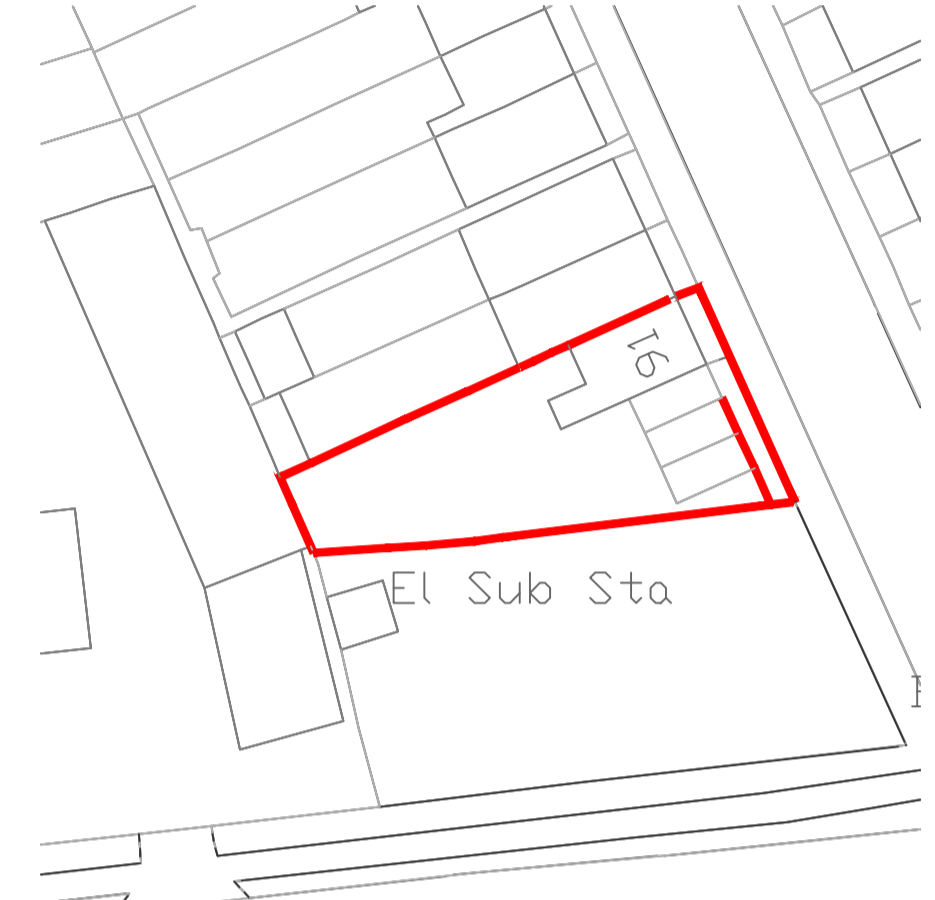
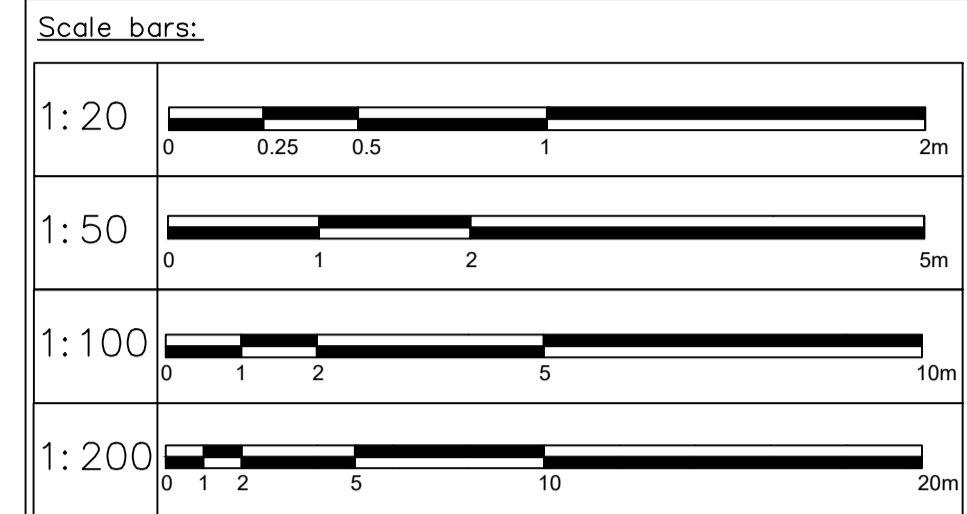
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FRONT, REAR AND SIDE ELEVATIONS

<b>Drawing Number:</b> 1904_203	<b>Scales:</b> 1:50@A1	<b>Rev. No.</b> —
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○ Cross Section  
1:50

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Revision	Date	Drawn	Designer	Checked	Approved
	09.01.19				

**REVISION HISTORY**

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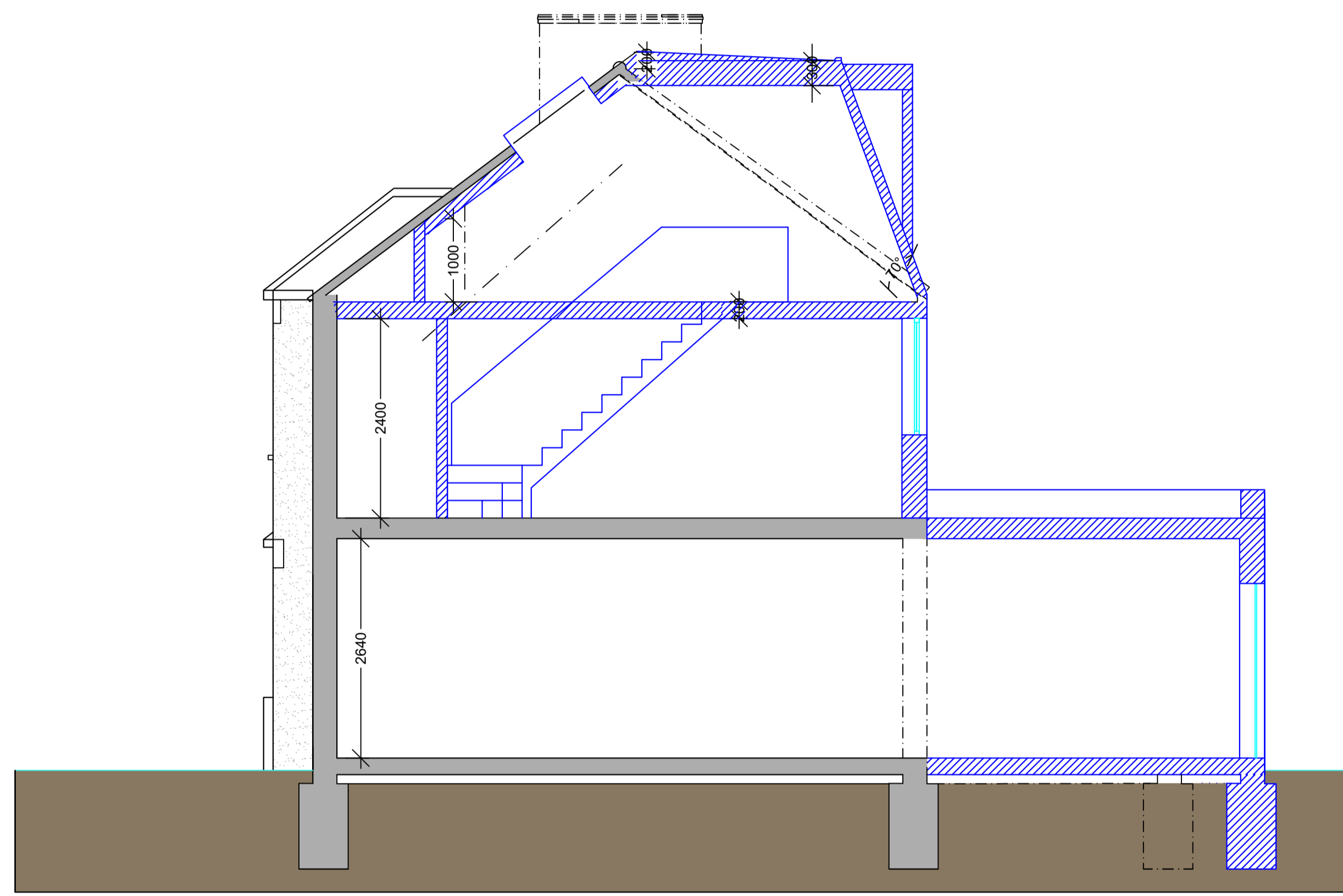
<b>Project Address:</b> 91 Dorien Road Rayners Park SW20 8EL	<b>Client:</b> Dorien Road Ltd
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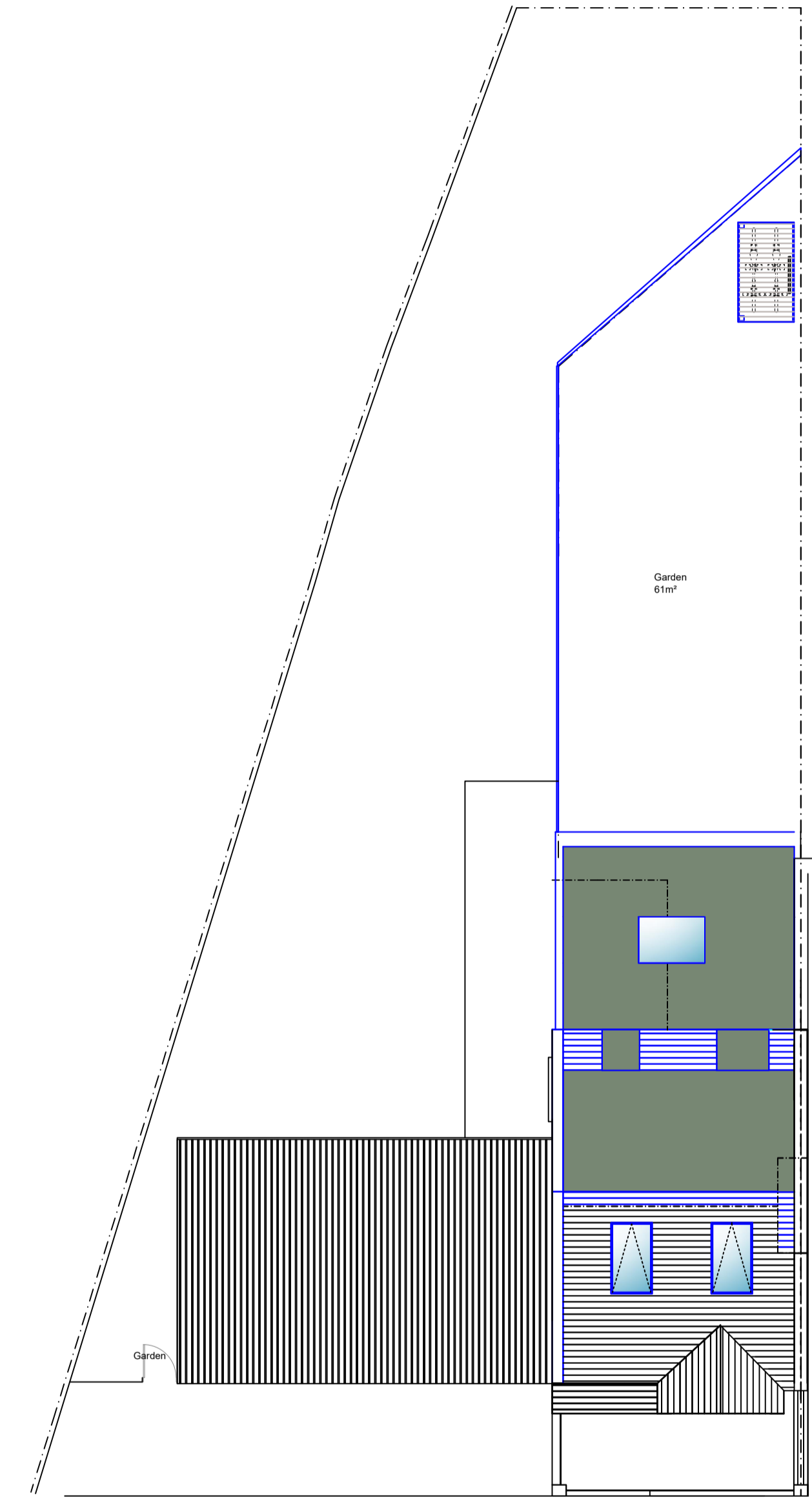
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CROSS SECTIONS A-A'

<b>Drawing Number:</b> 1904_004	<b>Scales:</b> 1:50&1:100@A1	<b>Rev. No.</b> —
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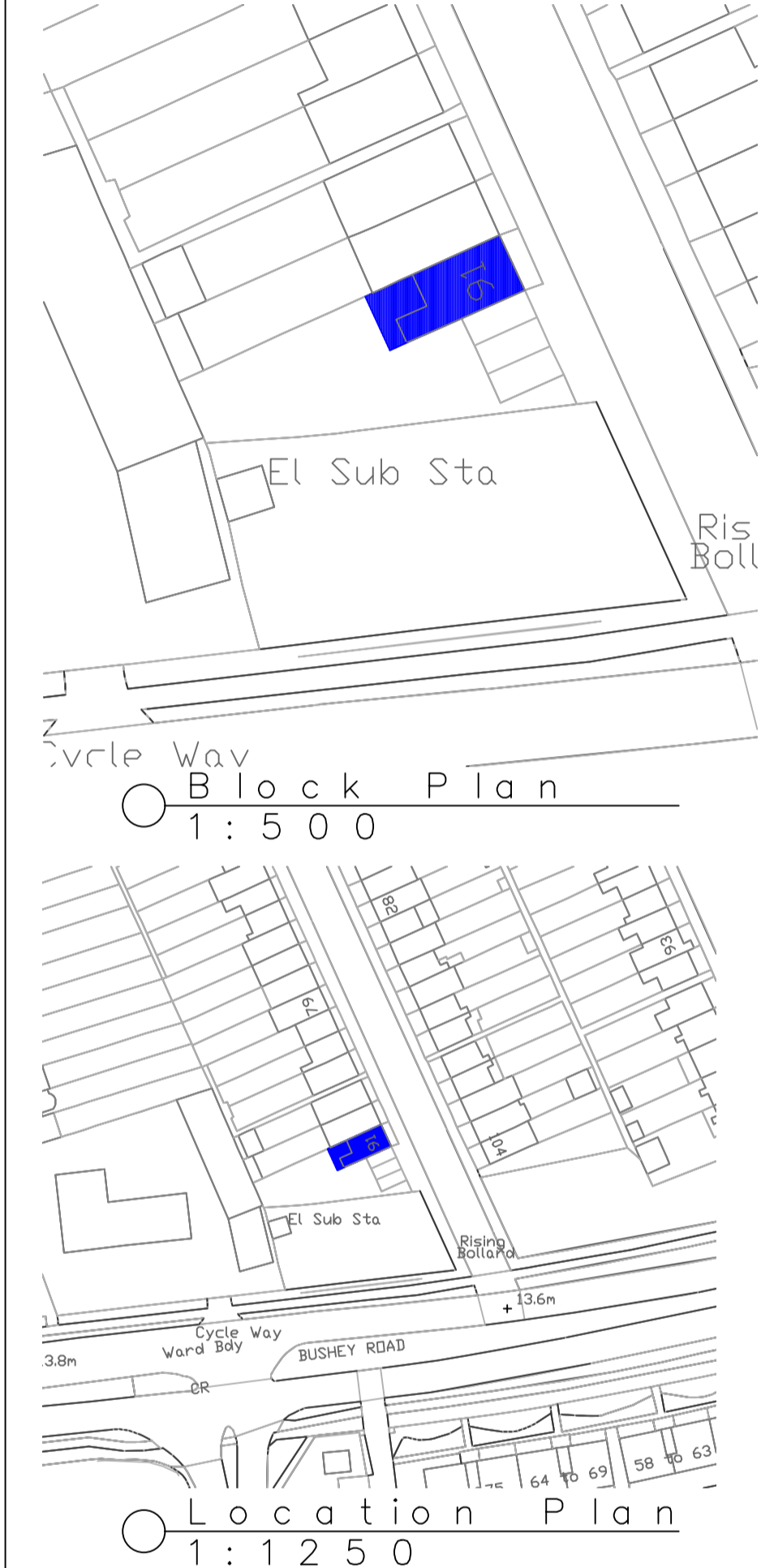
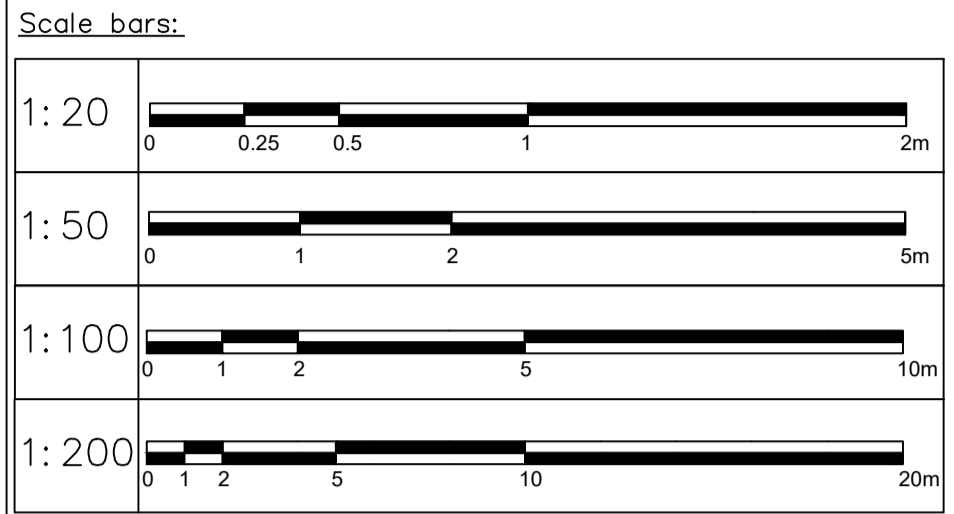


○ Cross Section  
1:50



○ Site Plan  
1:100

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Revision	Date	Drawn	Designer	Checked	Approved
	14.04.20		NPC		
	20.02.20				

Revision History

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PROPOSED

**Drawing Title:**  
CROSS SECTIONS A-A' & SITE PLAN

<b>Drawing Number:</b> 1904_204	<b>Scales:</b> 1:50&1:100@A1	<b>Rev. No.</b> A
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**PLANNING APPLICATIONS COMMITTEE**  
**2<sup>nd</sup> July 2020**

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	20/P0087	18/12/2019
<b>Address/Site:</b>	34 Langdale Avenue Mitcham CR4 4AF	
<b>Ward:</b>	Figges Marsh	
<b>Proposal:</b>	CREATION OF 5 x SELF-CONTAINED FLATS, INVOLVING THE ERECTION OF A 2 STOREY (PLUS ROOF) SIDE EXTENSION, A PART SINGLE, PART 2 STOREY REAR EXTENSION AND REAR ROOF EXTENSIONS. SUB-DIVISION OF REAR GARDEN AND THE CREATION OF NEW REFUSE AND CYCLE PARKING FACILITIES.	
<b>Drawing No.s:</b>	C-PR01A; C-PR02A; C-PR03A; C-PR04B; C-PR05A; C-PR06A.	
<b>Contact Officer:</b>	Catarina Cheung (020 8545 4747)	

---

## RECOMMENDATION

**Grant planning permission subject to S106 Obligation or any other enabling agreement and conditions.**

---

## CHECKLIST INFORMATION

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 7
- External consultations: 0
- Controlled Parking Zone: Yes, MTC
- Archaeological Zone: Yes, Zone 2
- Conservation Area: No

## **1. INTRODUCTION**

- 1.1 This application is being brought to Committee Members for determination on the request of Councillor Stanford and Councillor Akyigyina.

## 2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a two storey end of terrace residential dwelling located on the western side of Langdale Avenue in Mitcham along with a double garage immediately to the south. The site lies on the inside curve of a bend in the street resulting in the terrace of houses being slightly cranked as they respond to the bend. Access to the pair of garages is enabled by a dropped kerb/footway crossing.
- 2.2 Langdale Avenue is characterised by a mixture of short terraces and some semi-detached dwellings arranged on ground and first floor. Census data shows Figges Marsh Ward as being characterised by a mix of housing types including semi-detached and terraced family houses, purposes built flats and conversions.
- 2.3 The site is not located in a Conservation Area nor is the building listed.
- 2.4 The site has a Public Transport Accessibility Level (PTAL) of 4 (measured on a scale of 0 to 6b, where 0 is considered the worst and 6B the best).
- 2.5 Langdale Avenue is located in a Controlled Parking Zone, Zone MTC.

## 3. CURRENT PROPOSAL

- 3.1 The proposal seeks planning permission for:
- Erection of a 2 storey side extension, with an extended roof level, in the appearance of an end of terrace dwellinghouse. Measuring maximum 6.19m wide toward the street elevation, 9.5m depth, 5.17m eaves height and 8.74m maximum height;
  - Part single part two storey rear extension - this would project at the rear of both the main dwellinghouse and new 'end of terrace' side extension:  
The ground floor element would have a depth of 5m (measured along the northern elevation), maximum width of 8.8m and flat roof with a height of 3m.  
The first floor element would project 1m from the rear of the main dwellinghouse (1.64m from the rear of the new side extension), have a maximum width of 6.2m, eaves height of 5m and maximum height of 6.7m.
  - 2 dormer roof extensions with a total of 5 rooflights on the front roof slopes:  
The dormer at the rear of the main dwellinghouse would measure 4m depth, 5.16m width and 3.26m height.  
The dormer at the rear of the new extension addition would measure 5m width, 3.3m height and 4m depth.
  - External alterations involving the replacement of the front door to the main dwellinghouse with a new window resembling the appearance of an entrance.
- 3.2 The proposed mix of units would be as follows:

	Type	Storeys	Proposed GIA (sqm)	Proposed amenity (sqm)
Unit 1	3b4p	1	75.2	26.8
Unit 2	2b3p	1	61.3	15.2
Unit 3	2b3p	1	61.1	Communal garden 59
Unit 4	1b1p	1	37.1	
Unit 5	1b2p	1	61.1	

- 3.3 Refuse bins provided in the front garden. Cycle storage provided within the rear garden.
- 3.4 The development would be car-free (except for Unit 1, further explained within Sections 5. and 7.).

**4. PLANNING HISTORY**

- 4.1 19/P3934: APPLICATION TO DETERMINE WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION WITH THE FOLLOWING DIMENSIONS:  
EXTENDS BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 6 METRES  
THE MAXIMUM HEIGHT OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES  
APPLICATION TO DETERMINE WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION WITH THE FOLLOWING DIMENSIONS:  
EXTENDS BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 6 METRES  
THE MAXIMUM HEIGHT OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES – Prior approval not required 12/12/2019
- 4.2 19/P3531: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE IN RESPECT OF THE PROPOSED ERECTION OF A REAR ROOF EXTENSION WITH JULIETTE BALCONY AND INSERTION OF 3X ROOFLIGHTS ON FRONT ROOF SLOPE. – Certificate of lawfulness issued 25/11/2019
- 4.3 19/P3506: APPLICATION TO DETERMINE WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION WITH THE FOLLOWING DIMENSIONS:  
EXTENDS BEYOND THE REAR WALL OF THE ORIGINAL DWELLINGHOUSE BY 6 METRES  
THE MAXIMUM HEIGHT OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3.6 METRS  
THE HEIGHT OF THE EAVES OF THE ENLARGED PART OF THE DWELLINGHOUSE WILL BE 3 METRES – Prior approved refused 11/11/2019  
Reason 1 - The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would result in a width greater than half the width of the main dwellinghouse. This would be contrary to Schedule 2, Part 1, Class A, A.1(j)(iii) of the GPDO 2015 (as amended). Planning permission is therefore required.  
Reason 2 - The proposed single storey rear extension, by reason of scale, bulk and massing, would be unduly dominant and visually intrusive, resulting in a loss of sunlight, daylight and outlook to 32 Langdale Avenue which would be materially harmful to the amenity of neighbouring occupiers. The proposal would be contrary to London Plan 2016 policies 7.4 & 7.6, policy CS.14 of the Merton LDF Core Planning Strategy (2011) and policy DM D2 and DM D3 of the Merton Sites and Policies Plan (2014).
- 4.4 MIT3606: GARDEN SHED AND GARAGE EXTENSION – Granted 21/05/1959
- 4.5 MIT2603: 2 GARAGE AND GARDEN SHED. – Granted 30/09/1955

## 5. CONSULTATION

### External

- 5.1 Public consultation was undertaken by way of letters sent to 7 neighbouring properties. 3 neighbouring representations were received, summary of their concerns as follows:
- Illogical to turn house into flats as the surrounding area are all family sized houses. The proposal seeks to maximise profit from over development;
  - Noise due to construction;
  - Limited parking spaces;
  - Impact toward neighbouring light, loss of views and overlooking;
  - Noise and nuisance arising from 5 flats, not sustainable for social cohesion in a well-established road of family dwellings;

Councillor Stanford and Councillor Akyigyina's concerns:

- 5 flats is too much, overdevelopment of the site;
- Parking issues;
- Quality of accommodation (i.e. room size, amenity space);
- Problems with services, like waste.

### Internal

- 5.2 Transport officer – The site is located in an area with a PTAL of 4 which is very good being well located to all the services and facilities afforded by the district centre. The local area forms part of Controlled Parking Zone (MTC). Restrictions are enforced from Mon to Sat between 8.30am to 11 pm.

No off street car parking is provided. Permit free option would be acceptable subject to the applicant entering into a Unilateral Undertaking which would restrict future occupiers of the units (except Flat 1) from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones to be secured by via S106 legal agreement.

The proposed plan shows cycle storage for 8 cycles. Details are required to show how the 8 cycle spaces can be accommodated within the confines of the store.

Waste collection points should be located within 20 metres of collection vehicles. Given there is an already established collection route along this road, it is not considered the proposal would have a detrimental impact on the waste collection services in the area.

No objection in principle to this form of development. The following conditions should apply to any planning approval:

- The applicant enters into a Unilateral Undertaking which would restrict future occupiers of the units (except Flat 1) from obtaining an on-street residential parking permit to park in the surrounding controlled parking zones, to be secured by via S106 legal agreement.
- Cycle parking to be shown in detail.

## 6. POLICY CONTEXT

### 6.1 **National Planning Policy Framework (2019)**

Section 5 – Delivering a sufficient supply of homes

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

- 6.2 **London Plan (2016)**
  - 3.3 Increasing housing supply
  - 3.4 Optimising housing potential
  - 3.5 Quality and design of housing developments
  - 3.8 Housing choice.
  - 3.9 Sustainable communities.
  - 5.1 Climate change mitigation
  - 5.2 Minimising carbon dioxide emissions
  - 5.3 Sustainable design and construction
  - 5.17 Waste Capacity
  - 6.3 Assessing effects of development on transport capacity
  - 6.9 Cycling
  - 6.13 Parking
  - 7.4 Local character
  - 7.6 Architecture
  - 8.2 Planning Obligations
  - 8.3 Community infrastructure levy
  
- 6.3 **Merton Local Development Framework Core Strategy (2011)**
  - CS 8 Housing choice
  - CS 9 Housing provision
  - CS 14 Design
  - CS 15 Climate change
  - CS 17 Waste management
  - CS 18 Transport
  - CS 20 Parking servicing and delivery
  
- 6.4 **Merton Sites and Policies Plan (2014)**
  - DM D2 Design considerations
  - DM D3 Alterations and extensions to existing buildings
  - DM H2 Housing Mix
  - DM T2 Transport impacts of development
  - DM T3 Car parking and servicing standards
  
- 6.5 **Supplementary planning considerations**
  - London Plan Housing SPG – 2016
  - DCLG Technical Housing Standards - nationally described space standards 2015
  - Strategic Housing Needs (Market) Assessment - London Borough of Merton - July 2019
  - Merton Annual Monitoring Report 2018-19
  
- 7. **PLANNING CONSIDERATIONS**
  - 7.1 The key planning considerations of the proposal are as follows:
    - Principle of development
    - Design and impact upon the character and appearance of the area
    - Impact upon neighbouring amenity
    - Standard of accommodation
    - Transport, parking and cycle storage
    - Refuse
    - Sustainability
    - Developer contributions
    - Other matters

Principle of development

- 7.2 The National Planning Policy Framework, London Plan Policy 3.3 and the Council's Core Strategy Policy CS8 and CS9 all seek to increase sustainable housing provision and access to a mixture of dwelling types for the local community, providing that an acceptable standard of accommodation would be provided. Policy 3.3 of the London Plan 2016 states that boroughs should seek to enable additional development capacity which includes intensification, developing at higher densities. The National Planning Policy Framework requires local planning authorities to optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- 7.3 Housing targets for Merton are currently 411 dwellings per year but are likely to increase substantially in the event of the adoption of the draft revised London Plan (the target agreed between the GLA and the Council is 918 dwellings).
- 7.4 London Plan policy 3.4 requires local planning authorities to take into account local context and character, and public transport capacity, so as to ensure that development optimises housing output for different types of location. Development proposals which compromise this policy should be resisted.
- 7.5 The strategic objectives of London Plan policy 3.8 are that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.
- 7.6 Policy 3.9 of the London Plan has as its strategic objective, that communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods.
- 7.7 Merton Policy CS 14 states that schemes involving dwelling conversions that result in the loss of an existing family sized unit must incorporate the re-provision of at least one family sized unit – a family sized unit is one which has at least 3 bedrooms.
- 7.8 Officers note that further research on housing needs has been undertaken in connection with the work on the Council's replacement local plan. Merton's Strategic Housing Needs (Market) Assessment was published in July 2019 and provides an evidential base along with modelling of housing needs for the coming decades on which to review and configure housing policy.
- 7.9 Table 58 demonstrates that at the time of the last Census in the Mitcham area the largest percentage of units, irrespective of tenure, comprised 3 bedroom dwellings and that for each of the tenure types this percentage was significantly greater than the Borough average.



**Table 58: Number of bedrooms by tenure and a range of areas – Merton sub-areas**

		Mitcham	Morden	Raynes Park	SW/CW	Wimble-don	Merton
Owner-occupied	1-bedroom	8%	3%	7%	13%	8%	8%
	2-bedrooms	20%	21%	22%	36%	24%	24%
	3-bedrooms	59%	57%	48%	32%	24%	45%
	4+-bedrooms	13%	18%	25%	19%	45%	23%
	Total	100%	100%	100%	100%	100%	100%
Social rented	1-bedroom	30%	23%	33%	38%	54%	32%
	2-bedrooms	29%	42%	33%	41%	29%	34%
	3-bedrooms	37%	32%	29%	19%	15%	30%
	4+-bedrooms	4%	4%	6%	2%	3%	4%
	Total	100%	100%	100%	100%	100%	100%
Private rented	1-bedroom	25%	14%	27%	36%	30%	28%
	2-bedrooms	30%	39%	39%	41%	41%	38%
	3-bedrooms	34%	34%	23%	14%	15%	23%
	4+-bedrooms	12%	13%	11%	8%	13%	12%
	Total	100%	100%	100%	100%	100%	100%

Source: Census 2011

- 7.10 The proposed development, which would provide a net increase of 4 dwellings, would fulfil the Council's adopted policy CS.14 by retaining a 3 bedroom family sized unit (Unit 1).
- 7.11 The proposals seeks to provide a further 4 residential units on site by increasing the density through the construction of a new extension and conversion of the existing dwellinghouse. The provision of additional homes and seeking opportunities through intensification of the site fulfils objectives of the National Planning Policy Framework, London Plan policy 3.4 and makes a contributions towards what are likely to be increasingly challenging housing targets.
- 7.12 Merton Sites and Policies Plan policy DM.H2 has as its objective; to create socially mixed communities, catering for all sectors of the community by providing a choice of housing with respect to dwelling size and type in the borough. The policy states clearly that the residential development proposals will be considered favourably where they contribute to meeting the needs of different households such as families with children, single person households and older people by providing a mix of dwelling sizes, taking account of the borough level indicative proportions concerning housing mix. This mix is informed by a number of factors, including Merton's Strategic Housing Market Assessment (SHMA 2010).

Indicative proportions.

Number of bedrooms	Percentage of units
One	33%
Two	32%
Three +	35%

- 7.13 Further work is being undertaken as part of the preparation of a new local plan. Merton's Strategic Housing Needs (Market) Assessment was published in July 2019. A table of indicative percentages that would help shape emerging policy and is based on a borough wide assessment.

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### Housing Mix (Size of Homes Needed): Key Messages

- There are a range of factors that will influence demand for different sizes of homes, including demographic changes; future growth in real earnings and households' ability to save; economic performance and housing affordability. The analysis linked to the demographic change in the period to 2035 concludes that the following represents an appropriate mix of affordable and market homes:

	1-bed	2-bed	3-bed	4+ bed
Market	5-10%	20-25%	45-50%	20-25%
Affordable home ownership	25-30%	30-35%	25-30%	10-15%
Affordable housing (rented)	25-30%	35-40%	25-30%	5-10%

- 7.13 The research commissioned by the Council however goes on to qualify its findings stating that while the mix identified above could inform strategic policies, in applying these (percentages) to individual development sites regard should be had to the nature of the development site and character of the area, as well as the existing mix and turnover of properties at the local level.
- 7.14 Officers acknowledge that the application of the current adopted “indicative” mix as set out in Policy DM.H2 can provide guidance in negotiation on larger housing schemes, however its application is not tailored to smaller infill developments.
- 7.15 The mix proposed by the development would be as follows:
- 3 bedroom units – 20%
  - 2 bedroom units - 40%
  - 1 bedroom units – 40%
- 7.16 Rigid adherence to the mix is not feasible in this instance. Deviation by 1 unit for the 3 bedroom flat types would produce comparable anomalies in terms of failing to meet the indicative mix and, given the impact of floorspace requirements, would be likely to diminish the number of units that would be delivered.
- 7.17 Officers consider that the mix would optimise the development potential of the site, help to deliver flats of a variety of sizes helps to meet the requirements of a range of households in a part of the Borough where the available evidence confirms a measurably greater concentration of 3 bedroom family housing than the Borough average thereby assisting in the promotion of objectives in both policy 3.8 and 3.9 of the London Plan and that it would be unjustifiable to refuse permission by pursuing a mechanistic adherence to what are only indicative housing mix percentages .
- 7.18 While the principle of the conversion is considered acceptable, the scheme is also subject to the following criteria being fulfilled and compliant with the relevant policies referred to below.

### Design and impact upon the character and appearance of the area

- 7.19 On the subject of design the NPPF requires amongst other criteria that planning authorities ensure that developments:
- are visually attractive as a result of good architecture
  - are sympathetic to local character and history, including the surrounding built environment

- where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.
- 7.20 The strategic objective of London Plan policy 7.4 is that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings
- 7.21 Policy DM D2 of Merton's Sites and Policies Plan requires development to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area and to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting. SPP Policy DMD3 in particular states that roof alterations and extensions should ensure the use of sympathetic materials, be of a size and design that respects the character and proportions of the original building and surrounding context, does not dominate the existing roof profile and are sited away from prominent roof pitches, unless they are a specific feature of the area.
- Two storey side extension and front entrance alteration**
- 7.22 The extension to the side would be in the appearance of an end of terrace addition, so toward the streetscene would appear as a continuation of the existing terrace row. Whilst the width of the new extension would be marginally slimmer than the width of the existing properties, 6.1m instead of 6.5m, overall, this would blend in seamlessly into the streetscene and would not be visually harmful nor would it result in an unacceptably disproportionate appearance when viewed from the streetscene.
- 7.23 Furthermore, to ensure the appearance as 2 dwellinghouses is retained toward the front elevation, the door of number 34 would be replaced with a window resembling that of a front entrance. This is considered an appropriate design detail to ensure the terrace rhythm is retained, displaying the appearance as 'two' dwellings, albeit internally 5 flats.
- Part single part two storey rear extension**
- 7.24 A 6m extension was previously permitted under prior approval at the rear of the main dwellinghouse, 19/P3934. Within this proposal, the depth and height of the extension permitted under prior approval would remain the same, but enlarged to extend over to the rear of the new side extension.
- 7.25 The first floor extension has been amended to significantly reduce its width. Following this, it is considered that its massing is much more appropriate and less overbearing, with a better differentiation and set back introduced between the ground and first floor extensions. The design of a hipped roof over this element is considered appropriate and assimilates with the main roof form.
- 7.26 The extensions toward the rear of the main dwellinghouse are essentially a mirror to that at the rear of the new 'end of terrace' (two storey side) extension. So overall, the extensions are considered to be well-conceived to ensure the extensions compliment and are sympathetic to the property.
- Rear dormers and rooflights**
- 7.27 It is noted a certificate of lawfulness was previously issued for a dormer at the rear of the main dwellinghouse. Within this scheme, the dormer is marginally narrower in width, but overall its form and design remain the design. Therefore, no further issues are raised in relation to this element.

- 7.28 As with the rear extensions described above, the dormer to the rear of the new side extension also intends to appear as a mirror to that at the main dwellinghouse. So, the dormer extension would not appear out of character, and is considered an appropriately subordinate addition on the rear roof slope.
- 7.29 Rooflights inserted in the front roofslope are not considered detrimental in terms of appearance toward the main dwellinghouse or side extension.

#### Neighbouring Amenity

- 7.30 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

#### **32 Langdale Avenue**

- 7.31 As mentioned above, a 6m extension was previously permitted under prior approval at the rear of the main dwellinghouse (19/P3934, where no objections were raised). The setback, depth and height of this addition remains the same toward number 32 in this proposal. Therefore, in terms of impact toward neighbouring amenity no further issues are raised.
- 7.32 The width of the first floor extension has been reduced, increasing the set back from the boundary to 2.4m, instead of 1.45m. Toward number 32, the first floor extension would display a depth of 1m. Overall, this is not considered to result in an unduly dominant profile which would have a harmful impact toward neighbouring light or outlook.
- 7.33 The rear dormer addition was previously permitted under a lawful development certificate. There are also no further issues raised in relation to its impact toward neighbouring amenity.
- 7.34 The two storey 'end of terrace' extension would be toward the southern elevation of the main dwellinghouse and would project no deeper than its existing rear building line, this element would unlikely be visible from the rear/front views of number 32.

#### **38 Langdale Avenue**

- 7.35 The depth of the two storey side extension/ 'end of terrace' addition, would project around 0.6m beyond the rear building line of number 38, but with a separation gap of 2.8m retained between the buildings. Visually, the addition would sit comfortably in line with the neighbouring property, and coupled with an appropriate separation gap would not be considered unduly dominant at a 0.6m projection.
- 7.36 The ground floor addition would be set back around 4m from number 38's rear building line, and there is a two storey outrigger at the rear of number 38, the rear extension would be set back around 7m from this. Overall, these are considered reasonable setbacks and would not raise significant concerns in terms of impact toward neighbouring outlook. And, given the southern orientation of the adjacent property, the extension would unlikely have a harmful impact toward neighbouring light.
- 7.37 The first floor addition would have a projection of 1.64m, but be set back from the boundary by 3.9m, or 6m from number 38's rear building line. Therefore, impact in terms of light or outlook would not be considered materially impacted.

7.38 The dormer extension at the rear of the end of terrace side extension would not project beyond the eaves of the rear building line, and given its positioning on the upper roof level would unlikely have a significantly detrimental impact toward number 38's outlook or light.

**Albert Road**

7.39 The separation distance between the properties along Albert Road and the rear of the proposed first floor addition would be at least around 25m. The extensions are considered sufficiently set back so as not to negatively impact the amenity of properties along Albert Road.

Standard of accommodation

**Internal**

7.40 Policy 3.5 of the London Plan 2016 requires housing development to be of the highest quality internally and externally, and should satisfy the minimum internal space standards (specified as Gross Internal Areas –GIA) as set out in Table 3.3 of the London Plan. Table 3.3 provides comprehensive detail of minimum space standards for new development; which the proposal would be expected to comply with. Policy DMD2 of the Adopted Sites and Policies Plan (2014) also states that developments should provide suitable levels of sunlight and daylight and quality of living conditions for future occupants.

	Type	Storeys	ProposedGIA (sqm)	Required GIA (sqm)	Compliant
Unit 1	3b4p	1	75.2	74	Yes
Unit 2	2b3p	1	61.3	61	Yes
Unit 3	2b3p	1	61.1	61	Yes
Unit 4	1b1p	1	37.1	37	Yes
Unit 5	1b2p	1	61.1	61	Yes

7.41 As demonstrated by the table above, all the units would comply with the minimum space standards. Bedrooms and living room areas would all have windows providing access to light and ventilation. Refusal on the basis of the standard of internal accommodation would therefore be both unreasonable and not be justifiable vis a vis adopted standards.

**External**

7.42 The London Housing SPG requires a minimum of 5sqm of private outdoor space for 1-2 person dwellings and an extra 1sqm provided for each additional occupant.

	Type	Proposed amenity (sqm)	Required amenity (sqm)	Compliant
Unit 1	3b4p	26.8	7	Yes
Unit 2	2b3p	15.2	6	Yes
Unit 3	2b3p	Communal garden 59	6	Yes
Unit 4	1b1p	Communal garden 59	5	Yes
Unit 5	1b2p	Communal garden 59	5	Yes

7.43 The ground floor flats would have access to private gardens. The 3 upper units would have access to a communal garden at the rear of the property, this area providing 59sqm and would be compliant with the standards set out in the London Housing SPG. Refusal on the basis of the availability of external amenity space would therefore not be reasonable nor justifiable vis a vis adopted standards.

#### Transport, parking and cycle storage

- 7.44 Core Strategy Policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, street parking or traffic management. Cycle storage is required for all new development in accordance with London Plan Policy 6.9 and Core Strategy Policy CS18. It should be secure, sheltered and adequately lit and Table 6.3 under Policy 6.13 of the London Plan stipulates that 1 cycle parking space should be provided for a studio/1 bedroom unit and 2 spaces for all other dwellings.
- 7.45 The site has a PTAL of 4 which is considered very good, and is located in a Controlled Parking Zone, MTC.
- 7.46 Merton's Transport officer has been consulted and considers that a permit free development is appropriate in this location subject to the applicant offering up a S106 planning undertaking which would restrict future occupiers from obtaining an on-street residential parking permit, except for Flat 1, the 3b family unit – the existing dwellinghouse retains their parking permit. The applicant has agreed and a S106 agreement is being currently being drafted. Given no new dwelling would be eligible for parking permits it is considered that it would be unreasonable to withhold permission on grounds of impact on kerbside parking.
- 7.47 The proposed plan shows cycle storage for 8 cycles in the rear garden, this level of provision is considered acceptable. The Transport officer requires further details of how the 8 cycle spaces can be accommodated within the confines of the store, this requirement would form part of the conditions should the application be minded for approval.

#### Refuse and recycling

- 7.48 The London Plan Policy 5.17 and Merton Core Strategy Policy CS17 require new developments to show capacity to provide waste and recycling storage facilities.
- 7.49 The proposed front garden plan indicates the provision for refuse bin storage. This is considered an appropriate location for convenient access and collection. Therefore, the proposal is considered to accord with Policy 5.17 of the London Plan and Policy CS 17 of the Core Strategy.

#### Sustainability

- 7.50 All new developments comprising the creation of new dwellings should demonstrate how the development will comply with Merton's Core Planning Strategy (2011) Policy CS15 Climate Change (parts a-d) and the policies outlined in Chapter 5 of the London Plan (2016). As a minor development proposal, the development is required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day.
- 7.51 The application is accompanied with a Design and Access statement which includes a section on Sustainability confirming that the development will achieve CO2 reductions of not less than a 19% improvement on Part L Regulations 2013 and internal water usage rates of not less than 105 litres per person per day. In this instance, it is considered acceptable in order to secure the above policy requirements, that a pre-occupation condition be attached to the proposal if it were minded for approval.

#### Developer contributions

- 7.52 The proposed development would be subject to payment of the Merton Community Infrastructure Levy and the Mayor of London's Community Infrastructure Levy (CIL).

Other matters.

Noise and impact on neighbours.

- 7.53 Officers acknowledge that development of the site is likely to increase occupancy and the comings and goings of people to the site. The proposals would have the potential to provide 13 bedspaces across the 5 flats. The existing dwelling has the potential to offer 5 bedspaces. With a roof extension under permitted to development this could readily be increased to 6. The location of the proposed side extension is capable of accommodating a single family dwelling, which with a rear roof dormer could also provide 6/7 bedspaces giving at least 12/13 across the plot. Different development permutations, including that of a single dwelling or small HMO, therefore have the potential to have occupancy levels comparable to that proposed.
- 7.54 Officers have no evidence to suggest that the mix of units proposed would be likely to have a harmful impact on noise and disturbance to neighbours, and, given other reasonable development scenarios for the site, consider it would be reasonable to withhold permission on the grounds of noise and disturbance

Noise from construction.

- 7.55 Common with all forms of development, the proposals have the potential to be a source of noise and disturbance during the course of construction. Such matters are routinely regulated by the application of suitable planning conditions. Notwithstanding current government encouragement to local authorities to permit construction activity to take place longer than the normal working day, officers consider it important that each case is considered on its merits. Given the compact and built up suburban character of the area a restriction on hours of construction is considered justifiable in this instance.

Profitability of development.

- 7.56 Other than cases where the viability of a major housing development requires scrutiny to determine affordable housing contributions and where off site carbon offset contributions are required to be calculated, whether a development delivers a profit to the applicant is not a planning matter.

**8. CONCLUSION**

- 8.1 The proposals would contribute to the Council's housing targets.  
The proposals would provide a mix of dwelling types and diversify the available housing stock consistent with the general thrust of housing policy in an area characterised by family housing.  
The proposals would retain a family sized unit in accordance with Council policy and all units would meet both internal and external space standards.  
The scale form and design of extension is considered acceptable and would blend in with the streetscene and would not impact harmfully on neighbour amenity.  
Via the use of a S106 undertaking the proposals would not increase parking pressure on the highway.  
Potential occupancy is not considered likely to be a source of noise and disturbance.  
Short term impact from noise may be managed by condition.  
Adequate arrangements are made for the location of waste storage.
- 8.2 The proposal is considered to comply with the principles of the National Planning Policy Framework and the policies referred to under Section 6, nationally adopted space standards, local and metropolitan external space standards and local refuse requirements. It is recommended to grant planning permission subject to a section 106 legal undertaking.

## **RECOMMENDATION**

**Grant planning permission subject to the completion of a S106 agreement/submission of a S106 unilateral undertaking to restrict parking permits and the following conditions:**

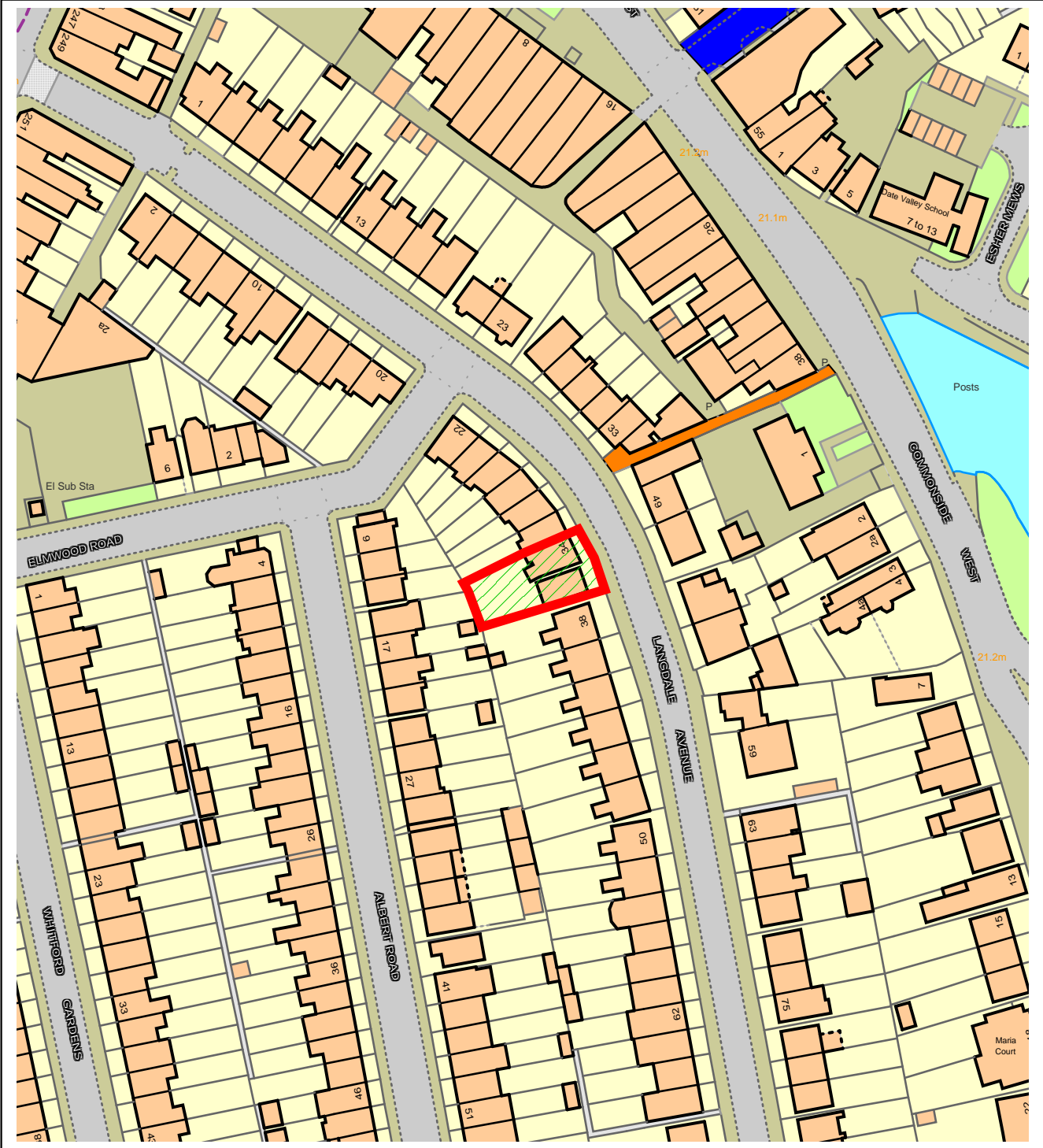
1. A1 Commencement of Development
2. A7 Approved Plans
3. B3 External materials as specified
4. B.5 Boundary treatment in accordance with approved plans.
5. C06 Refuse & Recycling (Details to be submitted)
6. C08 No Use of Flat Roof – Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
7. D11 Construction hours – No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.
8. H06 Cycle Parking – Details to be submitted
9. A Non-standard condition (Sustainability) – No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water consumption rates of no greater than 105 litres per person per day.
1. H.03 - Reinstatement of footwayedundant crossovers.

### Informatives

1. INF 01 Party Walls Act
2. INF 20 Street naming and numbering
3. Non-standard INF for Sustainability
3. Note to Applicant – approved schemes



# NORTHGATE SE GIS Print Template

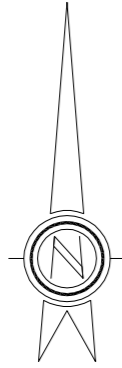


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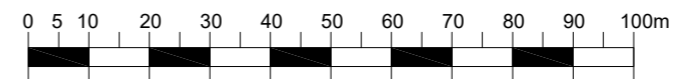


SITE LOCATION PLAN  
SCALE 1:1250



All dimensions are to be checked on site.  
All dimensions are in millimetres.  
All Discrepancies are to be reported to the architect immediately.  
Drawings marked "planning" or "design" are not to be used for construction purposes.  
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SITE PHOTOGRAPHS

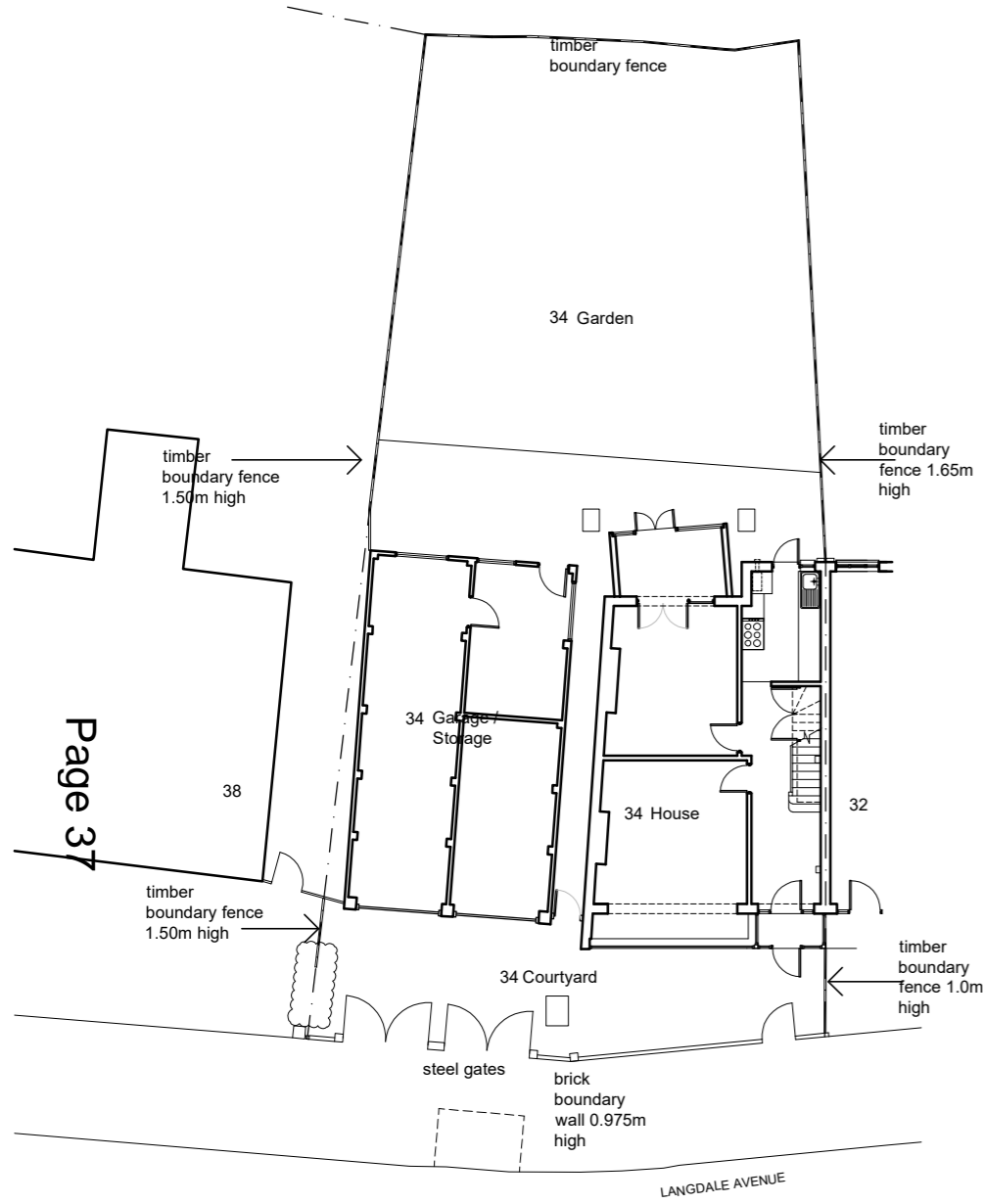


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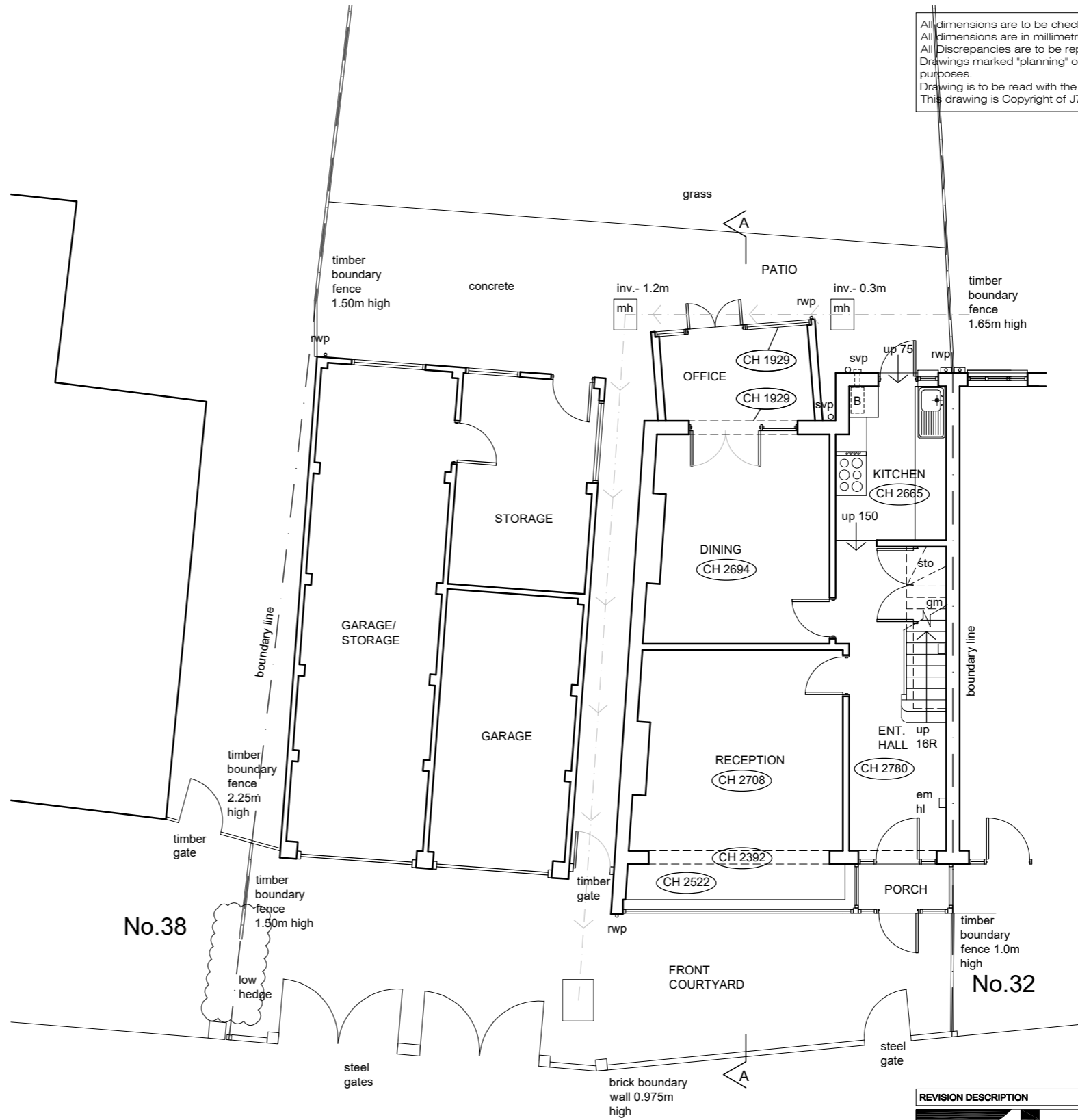
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 <b>1st architects lse</b> 1st Architects lse, Studio 1, 128 Robinson Rd, London, SW17 9DR T:0208 767 1311 E:london@1st-architects.com www.london.1st-architects.com			
CLIENT MR. JAMES WADE	SCALE 1:1250 @ A3	DATE JULY 2019	BY WB
PROJECT 34 LANGDALE AVENUE CR4 4AF	DRAWING TITLE SITE LOCATION PLAN AND PHOTOGRAPHS		JOB No. 19-496
STATUS PLANNING			DWG No. EX01



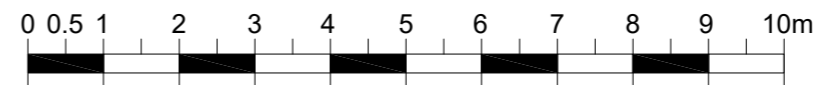
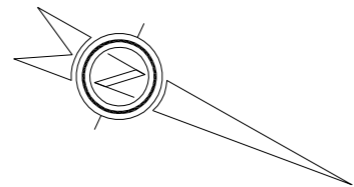
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EXISTING SITE PLAN  
 SCALE 1:200



EXISTING GROUND FLOOR PLAN  
 SCALE 1:100

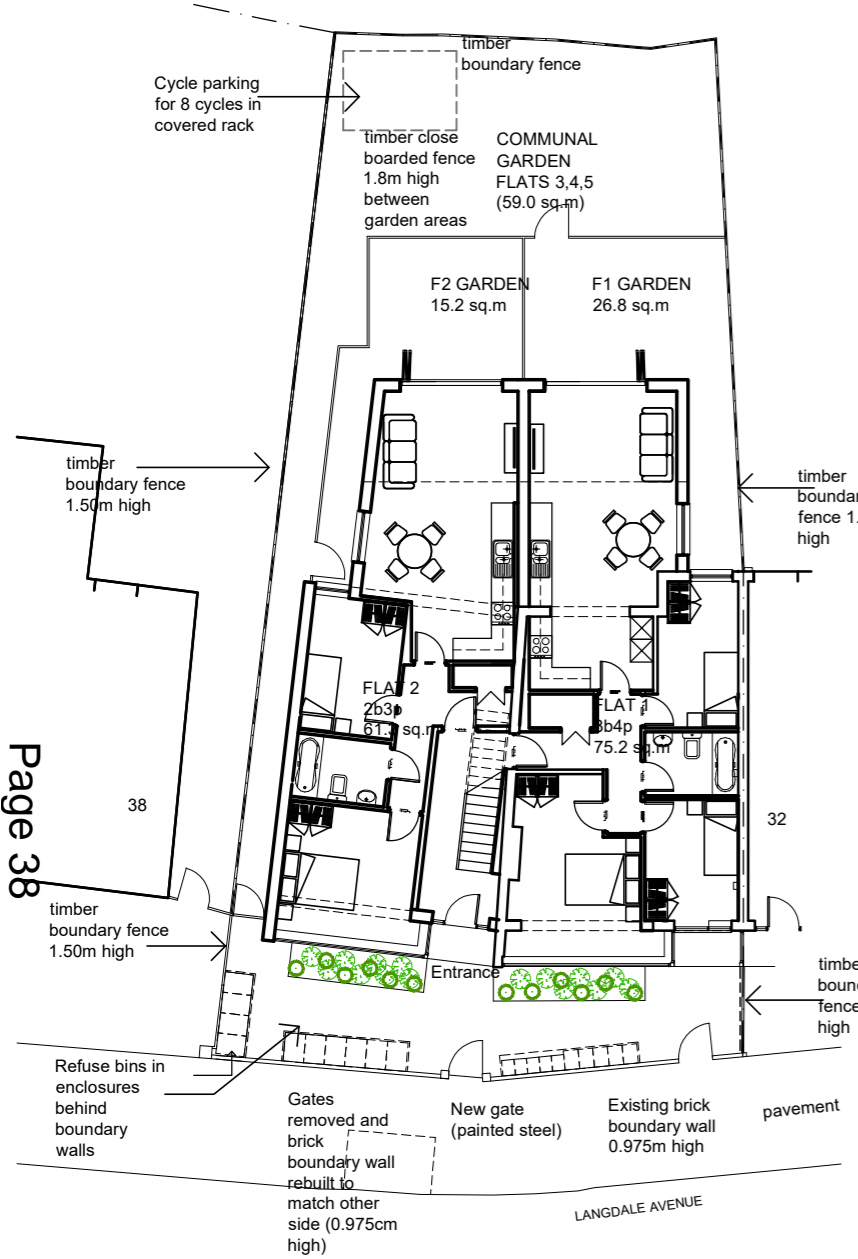


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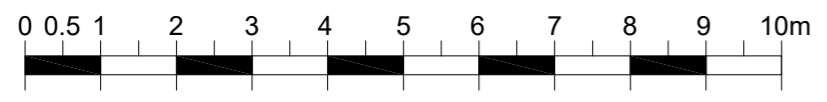
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 1st Architects lse, Studio 1, 128 Robinson Rd, London, SW17 9DR T:0208 767 1311 E:london@1st-architects.com www.london.1st-architects.com			
CLIENT MR. JAMES WADE	SCALE AS NOTED		DATE JULY 2019
PROJECT 34 LANGDALE AVENUE CR4 4AF	BY WB		JOB No. 19-496
DRAWING TITLE EXISTING SITE PLAN & GROUND FLOOR PLAN	STATUS PLANNING		DWG No. EX02

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PROPOSED SITE PLAN  
 SCALE 1:200



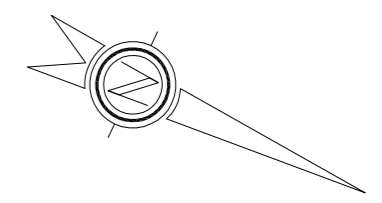
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PROPOSED GROUND FLOOR PLAN  
 SCALE 1:100

- Refuse / Recycling Provision
- 5 x 180L wheelie bin for refuse 1064 x 543 x 755
  - 5x 180L wheelie bin for paper and cardboard
  - 5 x 55L box for all mixed recycling 355 x 510 x 390
  - 5 x 23L outdoor kitchen caddy 405 x 330 x 410

GREY DASHED LINE IS EXTENT OF EXTENSION UNDER PRIOR APPROVAL 19/P3934

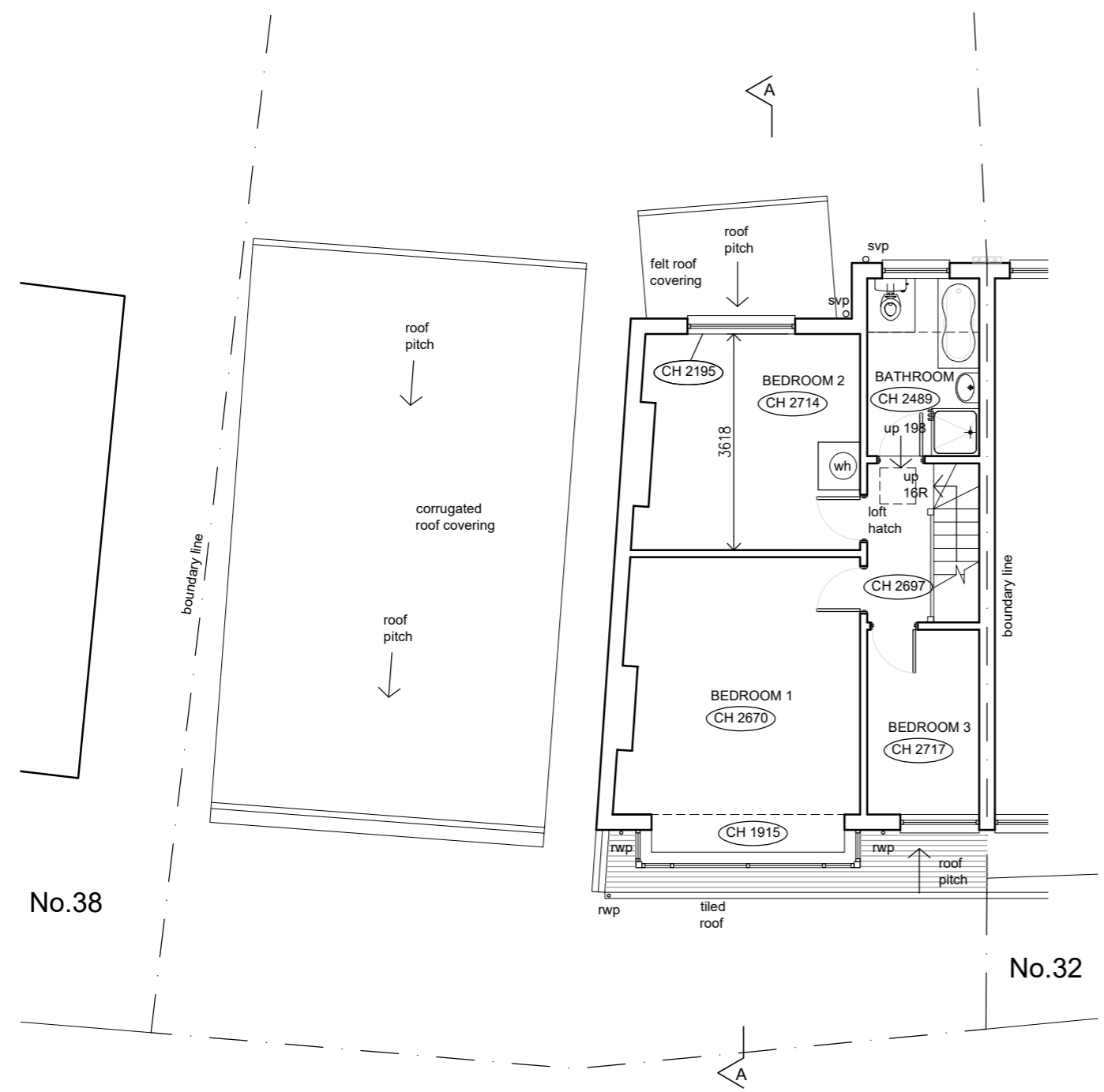


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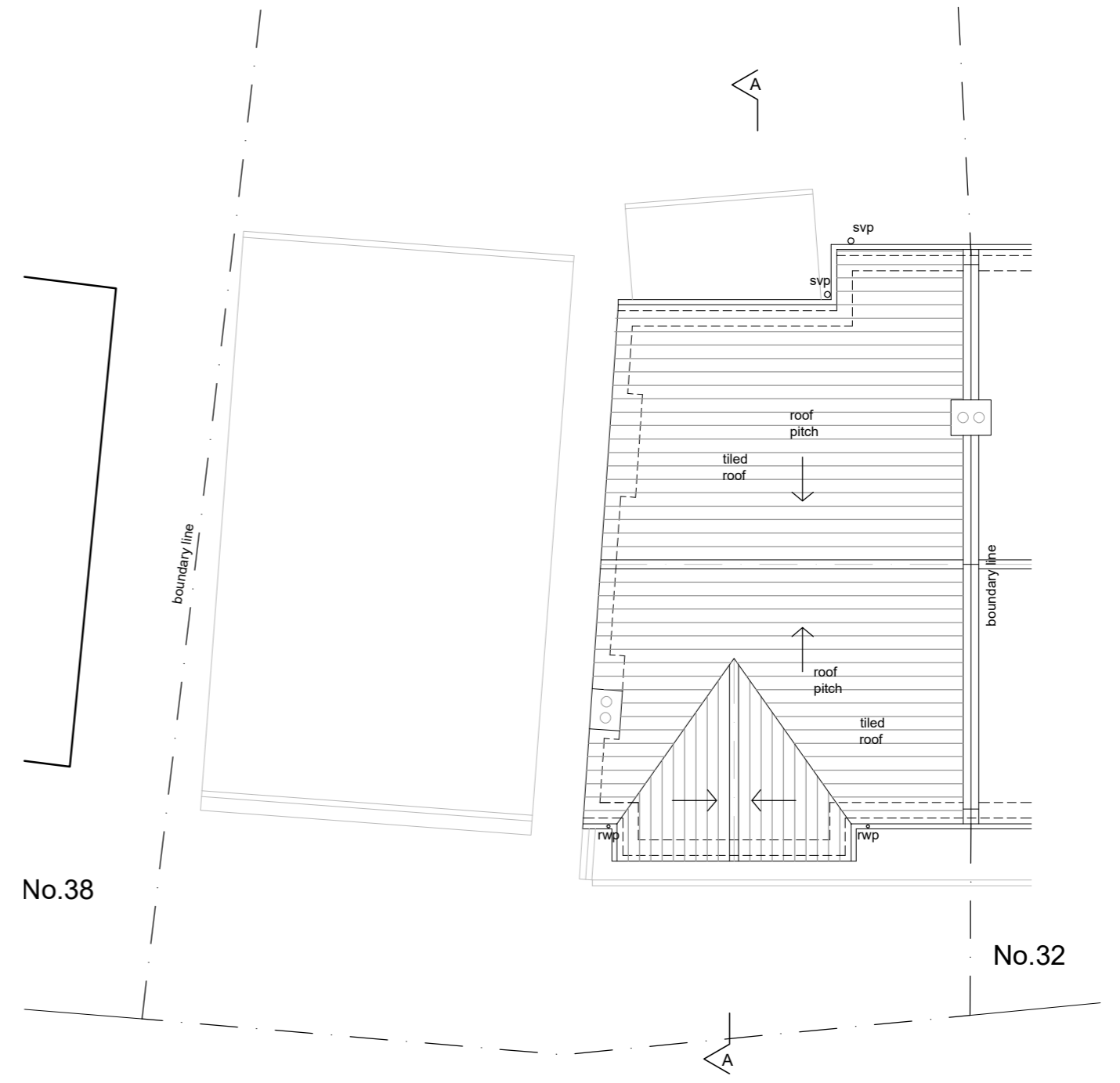
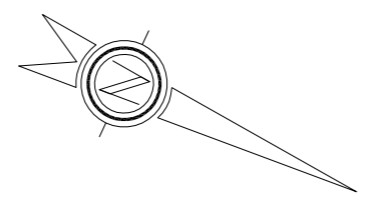
**architects lse**  
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 128 Robinson Rd, London, SW17 9DR  
 T:0208 767 1311 E:london@1st-architects.com  
 www.london.1st-architects.com

CLIENT MR. JAMES WADE	SCALE AS NOTED
PROJECT 34 LANGDALE AVENUE CR4 4AF	DATE JULY 2019
DRAWING TITLE PROPOSED SITE PLAN & GROUND FLOOR PLAN	BY JS
STATUS PLANNING	JOB No. 19-496
	DWG No. C-PR01A

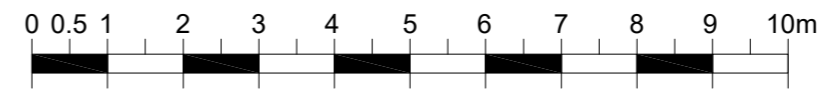
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EXISTING FIRST FLOOR PLAN  
 SCALE 1:100



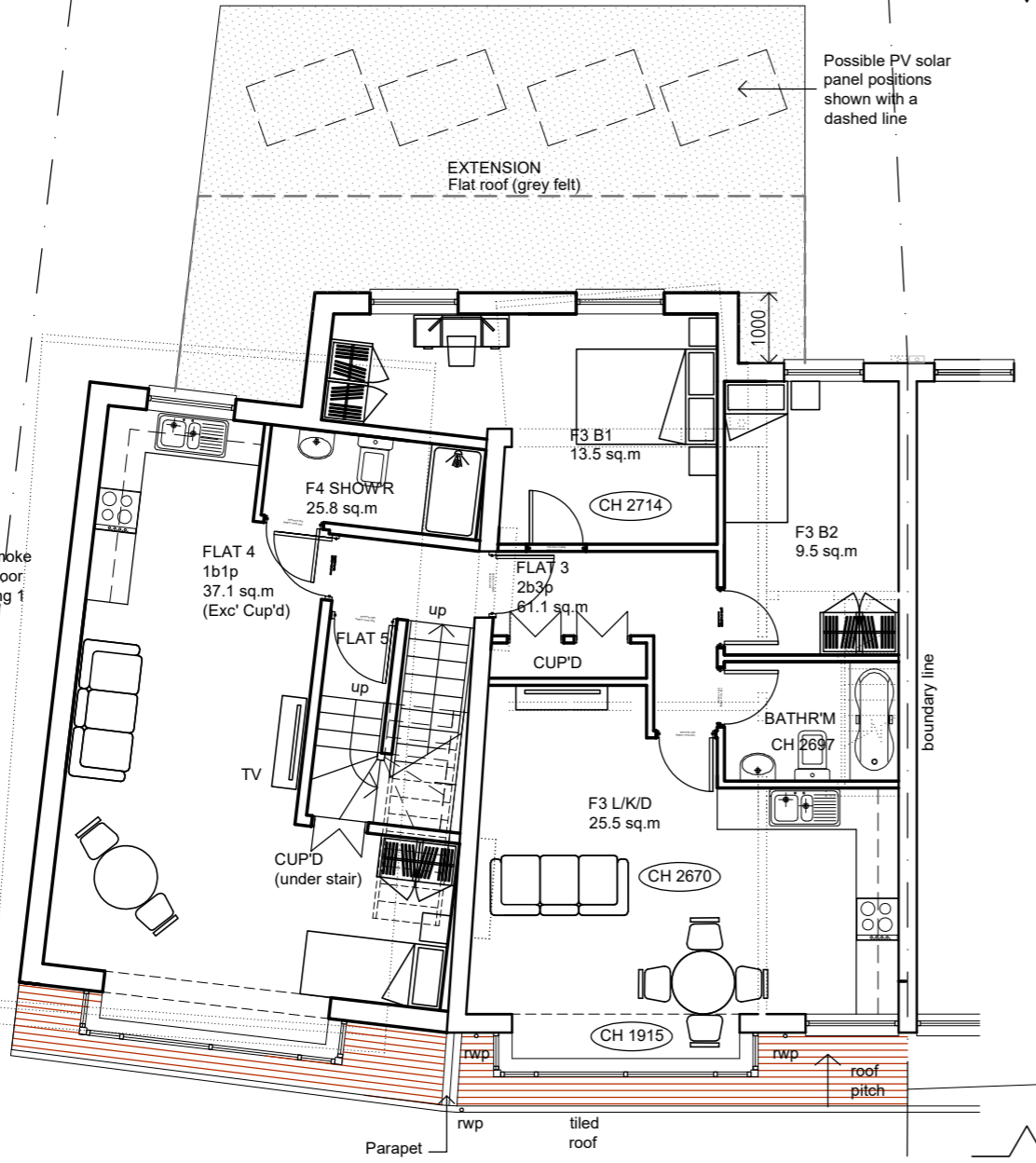
EXISTING ROOF PLAN  
 SCALE 1:100



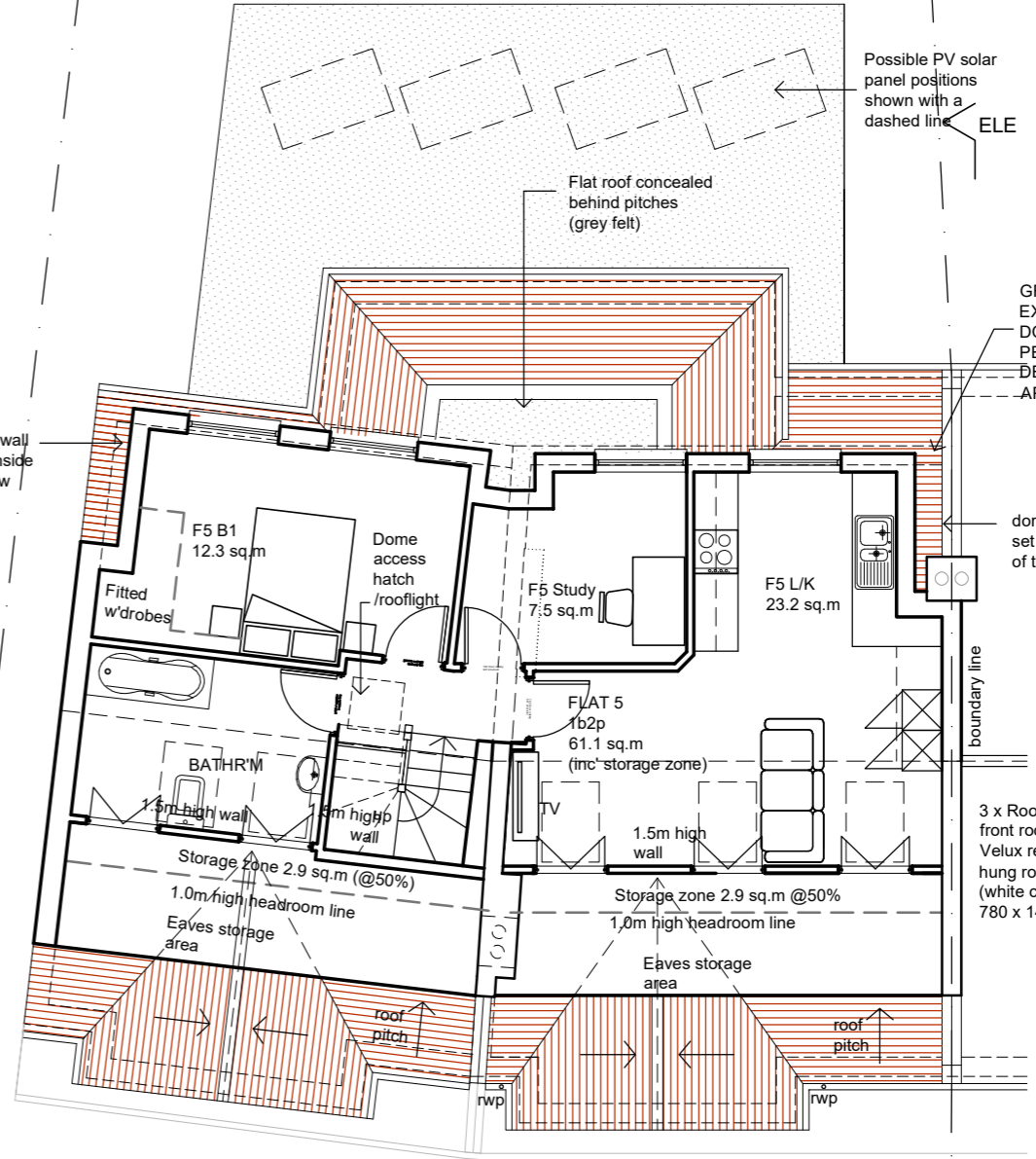
SCALE BAR - SCALE 1:100

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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3	DATE JULY 2019	BY WB
PROJECT 34 LANGDALE AVENUE CR4 4AF	JOB No. 19-496		
DRAWING TITLE EXISTING FIRST FLOOR & ROOF PLAN	DWG No. EX03		
STATUS PLANNING			

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**PROPOSED FIRST FLOOR PLAN**  
 SCALE 1:100



**PROPOSED SECOND FLOOR PLAN**  
 SCALE 1:100

**PROPOSED GROSS INTERNAL FLOOR AREAS (BY FLAT)**

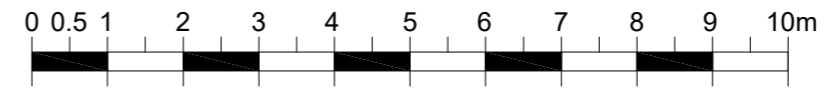
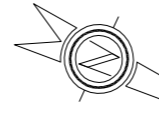
GROUND FLOOR	FLAT 1 (3 BEDROOM 4p)	75.2 sq.m
GROUND FLOOR	FLAT 2 (2 BEDROOM 3p)	61.3 sq.m
FIRST FLOOR	FLAT 3 (2 BEDROOM 3p)	62.5 sq.m
FIRST FLOOR	FLAT 4 (1 BEDROOM 1p)	37.1 sq.m
SECOND FLOOR	FLAT 5 (1 BEDROOM 2p)	61.1 sq.m

**PROPOSED GROSS INTERNAL FLOOR AREAS (BY FLOOR)**

GROUND FLOOR	146.3 sq.m
FIRST FLOOR	107.7 sq.m
SECOND FLOOR	61.1 sq.m
<b>TOTAL</b>	<b>315.1 sq.m</b>

**EXISTING GROSS INTERNAL FLOOR AREAS (BY FLOOR)**

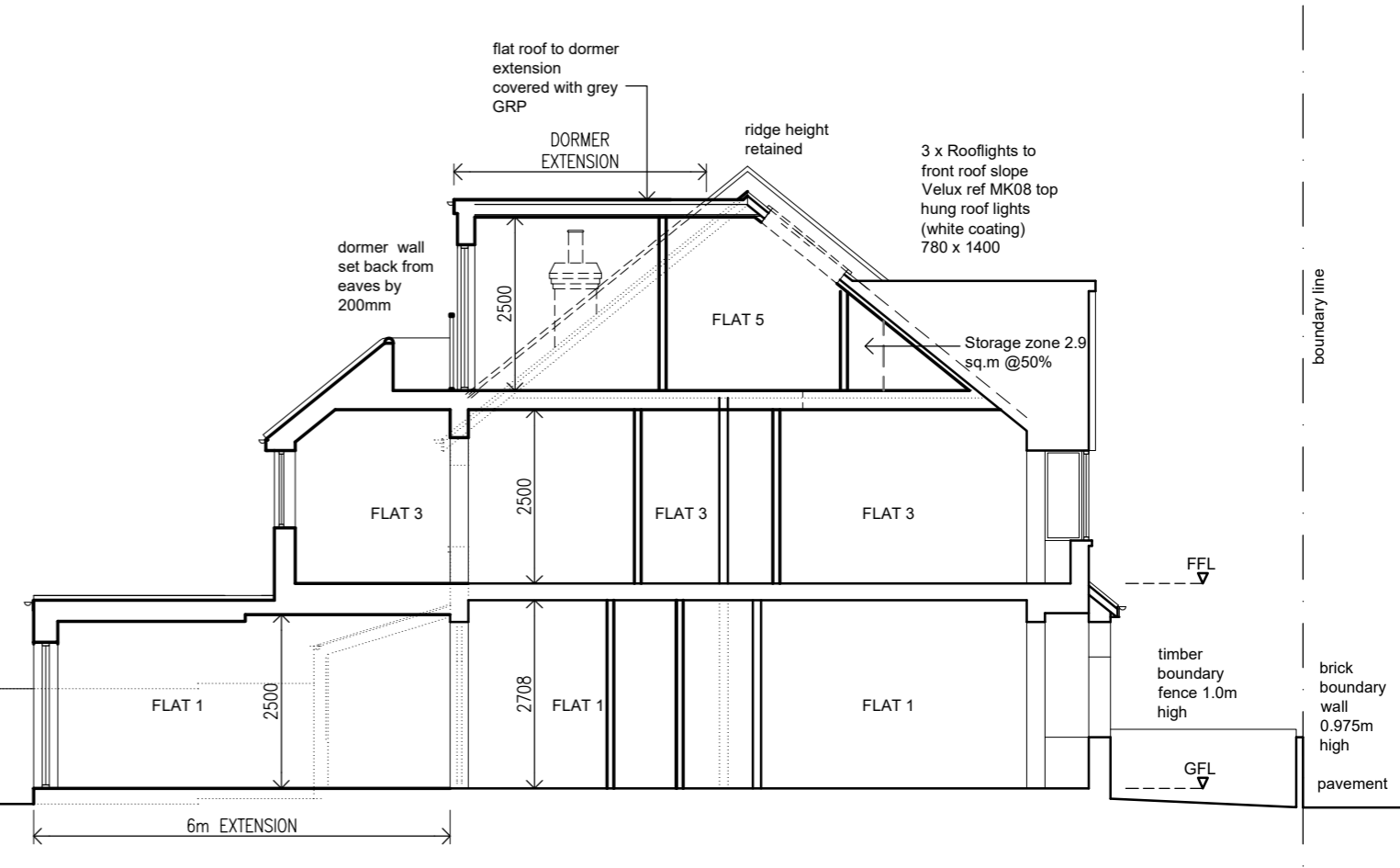
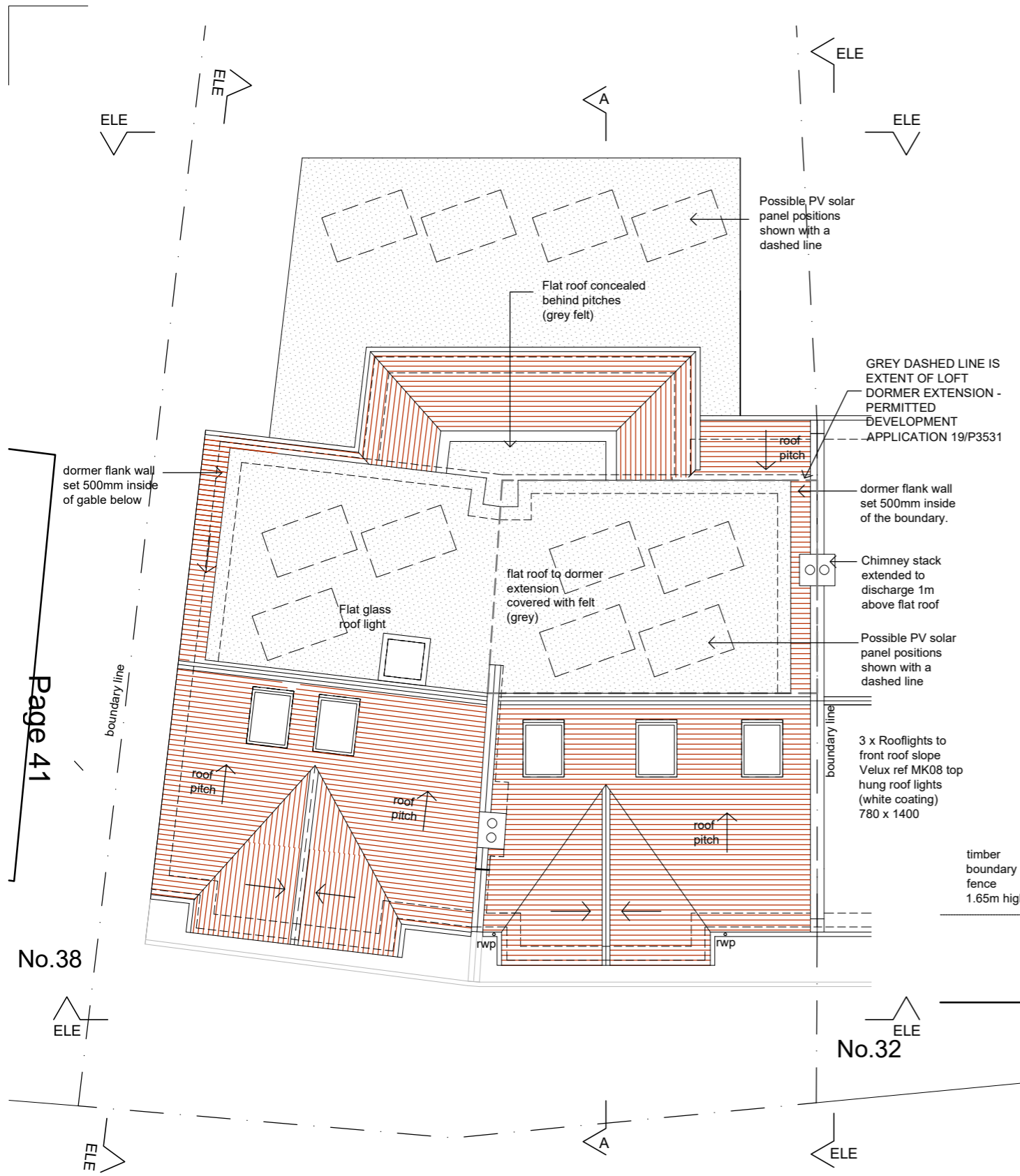
GROUND FLOOR HOUSE	57.5 sq.m
FIRST FLOOR	50.2 sq.m
<b>SUBTOTAL (HOUSE)</b>	<b>107.9 sq.m</b>
GROUND FLOOR GARAGE	50.6 sq.m
<b>TOTAL</b>	<b>158.5 sq.m</b>



SCALE BAR - SCALE 1:100

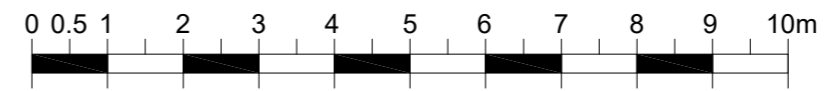
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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3	
PROJECT 34 LANGDALE AVENUE CR4 4AF	DATE JULY 2019	
DRAWING TITLE PROPOSED FIRST & SECOND FLOOR PLANS	BY JS	JOB No. 19-496
STATUS PLANNING		DWG No. C-PR02A

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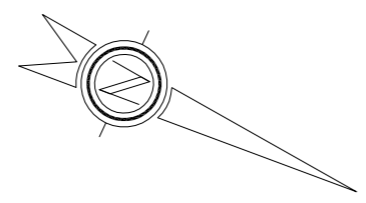


PROPOSED ROOF PLAN  
 SCALE 1:100

PROPOSED SECTION AA  
 SCALE 1:100




SCALE BAR - SCALE 1:100



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No.38

No.32

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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3		
PROJECT 34 LANGDALE AVENUE CR4 4AF	DATE JULY 2019		
DRAWING TITLE PROPOSED ROOF PLAN & SECTION AA	BY JS		
STATUS PLANNING	JOB No. 19-496		
	DWG No. C-PR03A		



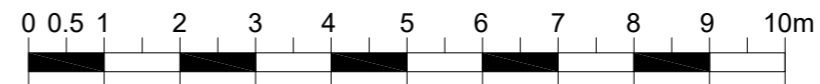
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EXISTING FRONT ELEVATION  
 SCALE 1:100



EXISTING REAR ELEVATION  
 SCALE 1:100



SCALE BAR - SCALE 1:100

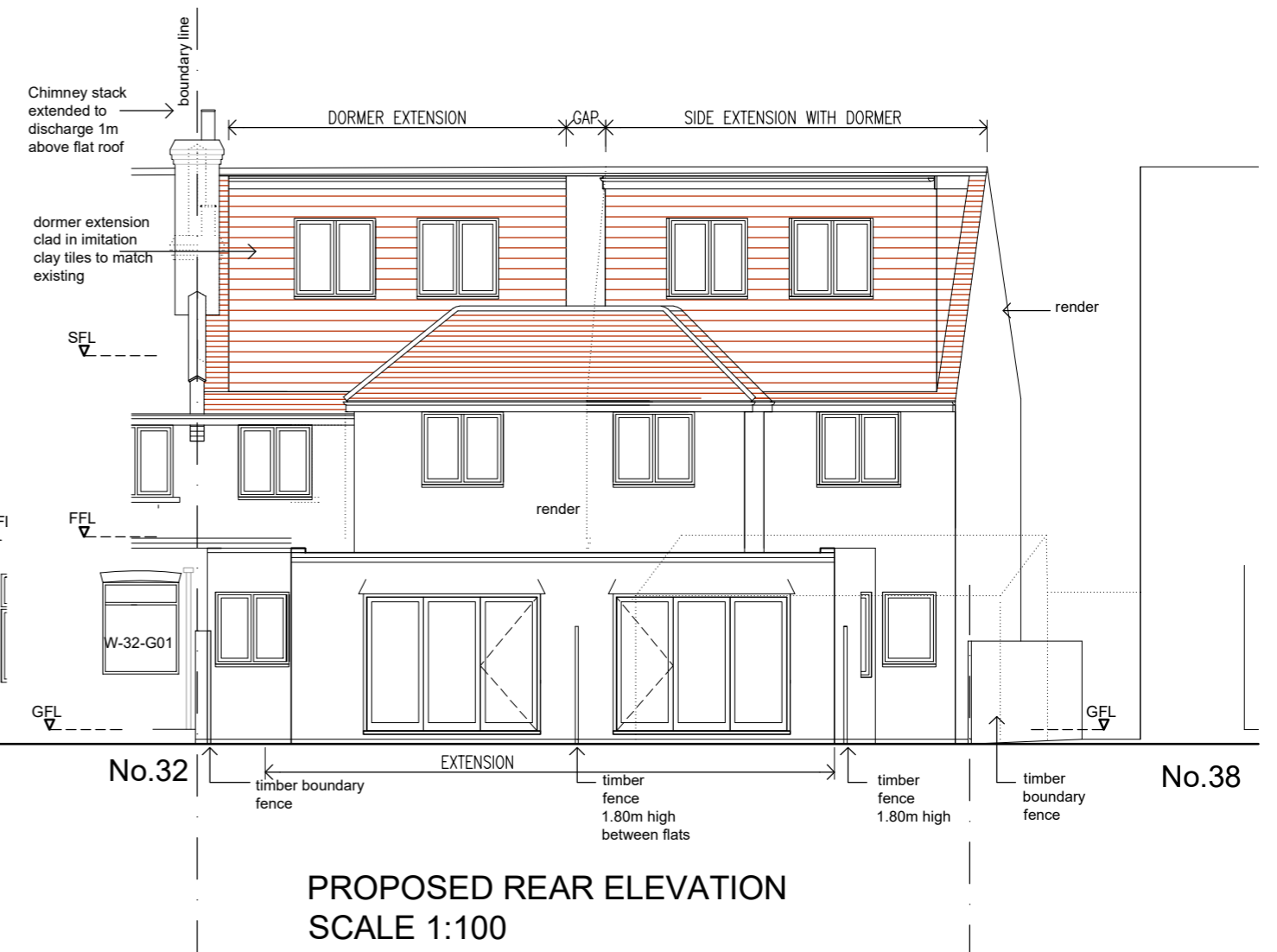
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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3	DATE JULY 2019	BY WB
PROJECT 34 LANGDALE AVENUE CR4 4AF	JOB No. 19-496		
DRAWING TITLE EXISTING FRONT & REAR ELEVATIONS	DWG No. EX04		
STATUS PLANNING			



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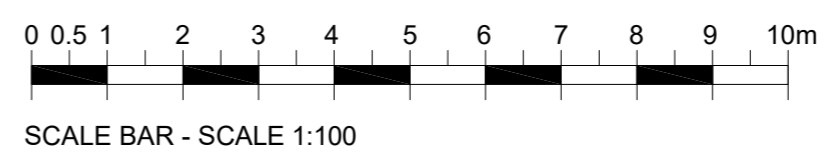


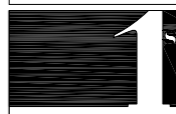
**PROPOSED FRONT ELEVATION**  
 SCALE 1:100



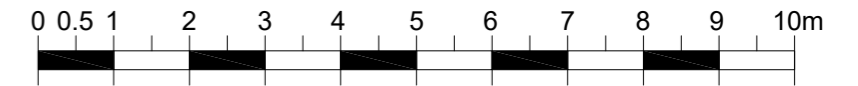
**PROPOSED REAR ELEVATION**  
 SCALE 1:100

MATERIALS	
NEW WALLS (GROUND & FIRST FLOOR)	RENDER TO MATCH EXISTING
NEW WALLS (GROUND FLOOR SIDE ELE')	FACING BRICKWORK TO MATCH EXISTING
DORMER WALLS	IMITATION CLAY TILES TO MATCH EXISTING
FLAT ROOFS	ROOFING FELT (GREY)
PITCHED ROOFS	IMITATION CLAY TILES TO MATCH EXISTING
FASCIAS	PAINTED TIMBER TO MATCH EXISTING
NEW WINDOW AND DOORS	WHITE UPVC TO MATCH EXISTING
RAINWATER GOODS	PVCU TO MATCH EXISTING

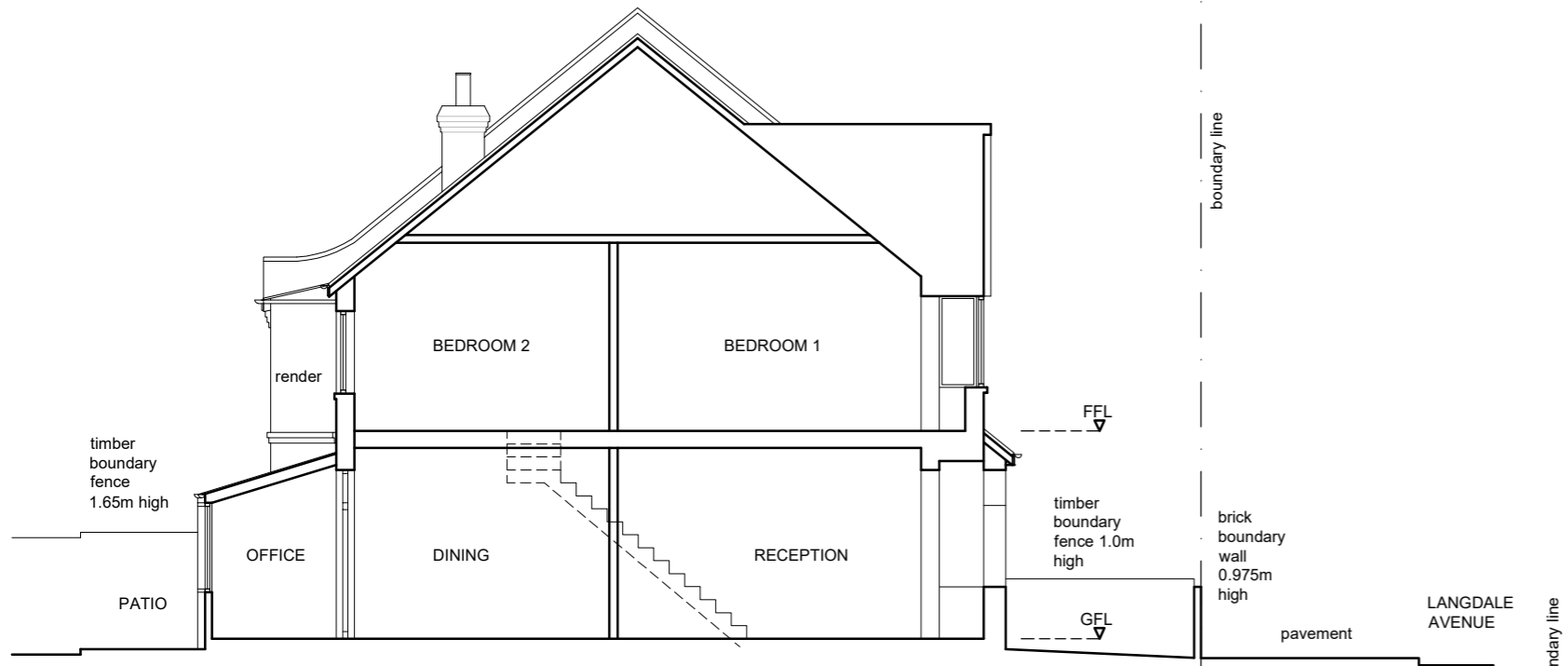


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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3		
PROJECT 34 LANGDALE AVENUE CR4 4AF	DATE JULY 2019		
DRAWING TITLE PROPOSED FRONT & REAR ELEVATIONS	BY JS		
STATUS PLANNING	JOB No. 19-496		
	DWG No. C-PR04B		

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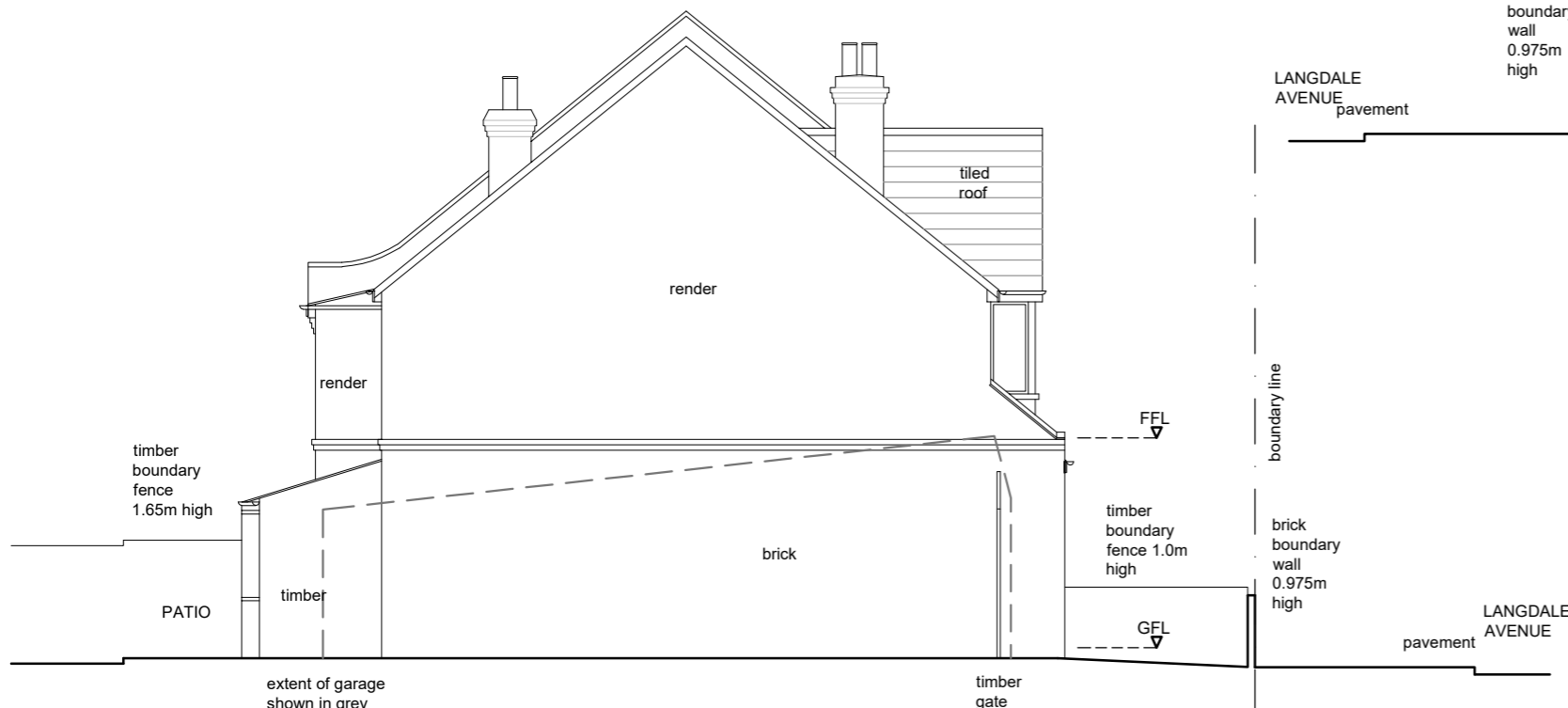


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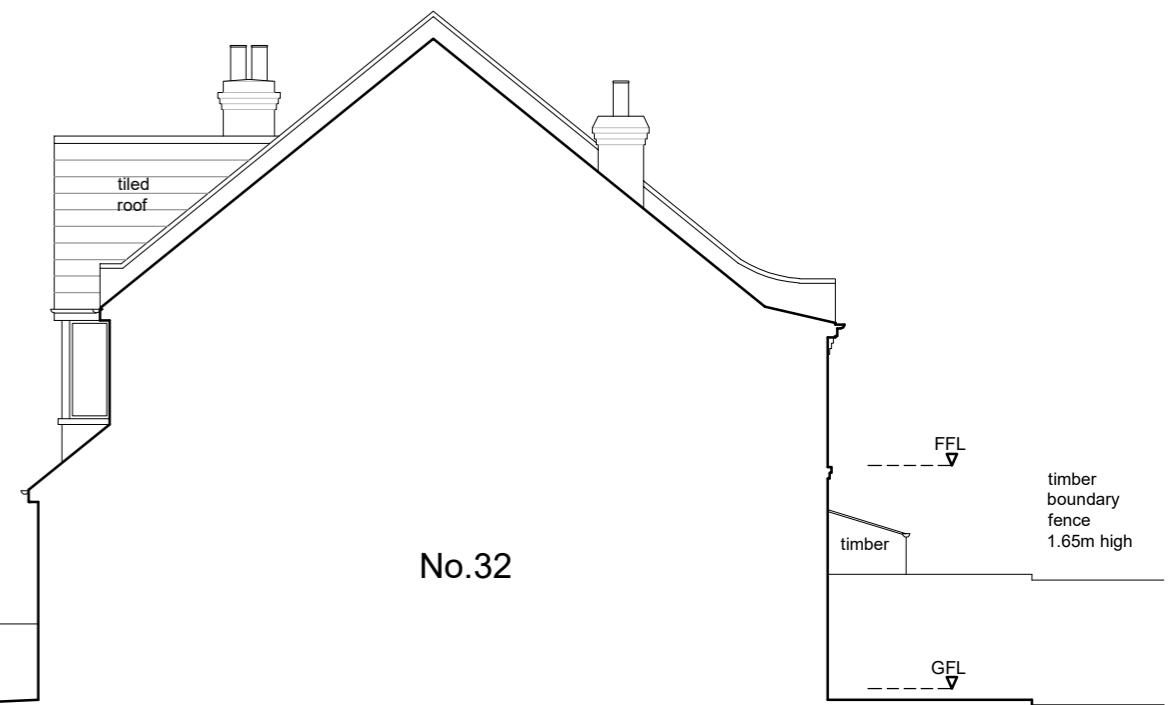


EXISTING SECTION AA  
 SCALE 1:100

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EXISTING LEFT SIDE ELEVATION  
 SCALE 1:100

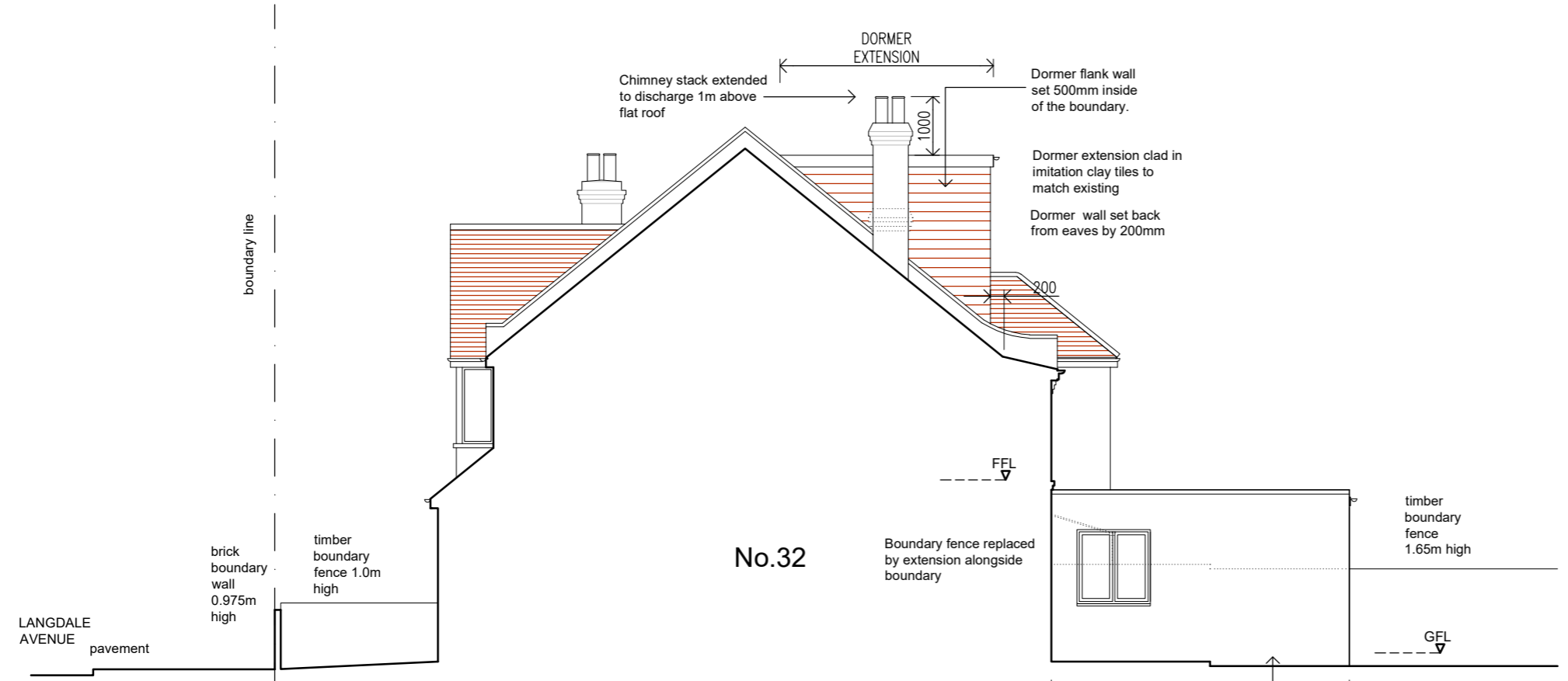


EXISTING RIGHT SIDE ELEVATION  
 SCALE 1:100

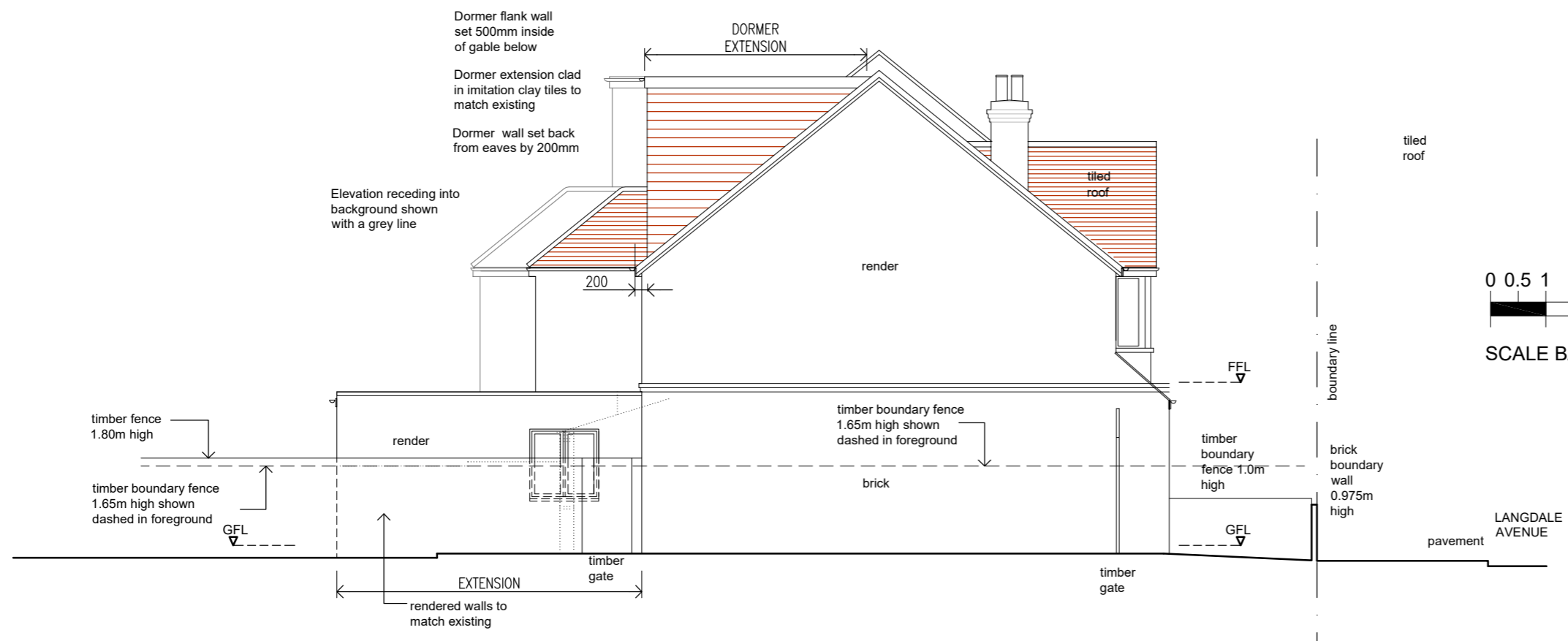
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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3	DATE JULY 2019	BY WB
PROJECT 34 LANGDALE AVENUE CR4 4AF	JOB No. 19-496		
DRAWING TITLE EXISTING SECTION AA AND SIDE ELEVATIONS	DWG No. EX05		
STATUS PLANNING			

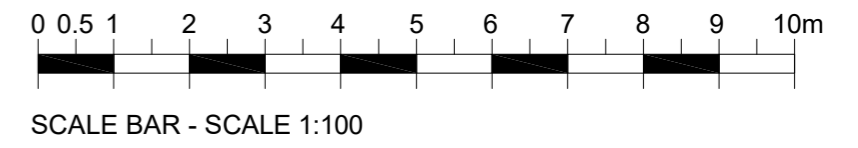
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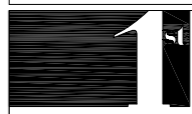


**PROPOSED RIGHT SIDE ELEVATION**  
**SCALE 1:100**



**PROPOSED LEFT SIDE ELEVATION**  
**SCALE 1:100**



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CLIENT MR. JAMES WADE	SCALE 1:100 @ A3	DATE JULY 2019	BY JS
PROJECT 34 LANGDALE AVENUE CR4 4AF	JOB No. 19-496		
DRAWING TITLE PROPOSED SIDE ELEVATIONS	DWG No. C-PR05A		
STATUS PLANNING			

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